

2011 Neighborhood STAR Program Loan & Grant #11-109

Section A: Proposal & Organization Information

Project Name: Café Palumbo Ward 2 Planning District 17

Legal Entity Submitting Request: Café Palumbo, S-Corp.

Please check organization type(s): Public ☐ For Profit ☒ Non-Profit ☐

Mailing Address: 2011 Cohansey Blvd. Roseville MN 55113
STREET CITY STATE ZIP

Contact Person For This Request: John Palumbo

Daytime Phone: (651) 307-6659 Fax #: () Federal Tax I.D. # 26-2631627

E-mail Address: pipalu@gmail.com

Proposal Location: 346 Sibley Street, St. Paul MN

STAR Funding Request:

Grant request \$ 38,395

Loan request \$ 49,928 proposed interest rate and term: 1%, 10 years

Total STAR Request: \$ 88,323 (total from page 7)

Total Match Leveraged: \$ 161,143 (total from pages 7 & 8)

The following compliance issues may apply to your proposal and can be reviewed on the City of Saint Paul's website: <http://www.stpaul.gov/index.asp?NID=2659>

- * Vendor Outreach Program: Goals apply to *all projects* receiving city funding
- * Federal Davis Bacon Requirements: Projects funded with \$2,000 or more of *federal* dollars
- * Little Davis Bacon Requirements: Projects funded with \$10,000 or more of *city* dollars
- * Two Bid Policy: Projects receiving \$20,000 or more of city funds
- * Business Subsidy: May apply to recipients of grants of \$25,000 or more and loans of \$75,000 and over
- * Affirmative Action: Entities receiving \$50,000 or more of city funds within a 12-month period
- * Living Wage: Entities receiving \$100,000 or more of city funds
- * Project Labor Agreement: Entities receiving \$250,000 or more of city funds
- * Section 3: Economic opportunities to low income persons or business concerns residing close to the project's location
- * Sustainability Initiative: A plan to make future development projects more environmentally and financially sustainable

We authorize Planning and Economic Development to order a consumer credit report and verify other credit information, including past and present mortgages and contract for deeds, as necessary to process our STAR application.

Individual Completing the Application:

John Palumbo Owner, Operator March 25, 2011
Name (please type) Title Date


Signature

Chief Officer or President:

John Palumbo Owner, Operator March 25, 2011
Name (please type) Title Date


Signature

II. PROPOSAL INFORMATION:

1. Please provide a description of your project or program in the space provided:

Cafe Palumbo is located in a 1533sf space in the Historic Lowertown District at 346 Sibley Street, Saint Paul, Minnesota. The space is currently a vanilla shell. Cafe Palumbo is an independent, family-owned cafe and pizzeria, styled after similar cafes and bistros in Italy. Offerings include: Napoli-style pizza, calzone, panini, soup/salad, biscotti, and gelato. Coffee, soda, beer, and wine will also be served. Live music will be featured Thursday through Saturday evenings. Our goal is to create a neighborhood pizzeria, with a fun and relaxed atmosphere

2. Briefly describe, in quantifiable terms, the specific results of this proposal (i.e.: 10 houses rehabbed in 2 years; 5 jobs created by business expansion; 15,000 sq. ft. Community Center addition.)

As a result of this proposal:

- Temporary jobs will be created as a result of the establishment and build-out of Cafe Palumbo.*
- Six permanent jobs will be created. With future growth, more will be added.*
- Local vendors will be used. Specifically, independently owned St. Agnes Baking Co. will benefit from additional sales. The Saint Paul Farmer's Market will supply produce when in season*

3. Please explain the public benefit of your project:

- Cafe Palumbo will create a street level, retail experience with a European look and feel. This in turn will draw other retail and will be seen as an amenity for downtown businesses.*
- Cafe Palumbo will be open evenings and weekends. This will draw more people to downtown during these traditionally "off" hours.*
- Cafe Palumbo will offer an attractive, affordable dining alternative, to all who live and work in downtown as well as those who attend popular festivals and events*

II. NEIGHBORHOOD PLANNING/COMMUNITY SUPPORT: Community involvement is a critical part of the STAR program. In this section you are being asked to identify the participation of neighborhood and community groups in your proposal.

1. Will your project be coordinated or partnered with any other project, program? If yes, please describe:

Although we are not currently formally partnered with another project, we are eager to:

- sponsor and/or host special events.*
- become actively involved in the Lowertown District, Capitol River Council, and Saint Paul Chamber of Commerce.*
- develop partnerships with various public and non-profit entities*

2. Is this proposal identified as part of an adopted city, neighborhood, or business plan? If yes, please describe: (Neighborhood plans can be found @ www.stpaul.gov/index.aspx?NID=3446)

In the Saint Paul Downtown Development Strategy document initiated in 2003 and amended in 2005, it clearly states support for a business such as Cafe Palumbo.

Section 5.11 indicates a desire for "pedestrian-friendly, small-scale, street-level retail." The Lowertown District is specifically mentioned. Central Corridor planning documents also mention street level retail as desirable near the Union Depot and light rail hub. Cafe Palumbo's concept is clearly a desired amenity for the vision of downtown Saint Paul

3. Is there neighborhood\community support for this proposal? YES X NO _____. Please explain:

Neighborhood groups are interested in creating amenities for downtown residents. A neighborhood pizzeria as well as evening and weekend hours will create desirable dining alternatives for downtown residents

III. PUBLIC COST: This section helps define the financial impact of your request on the general public. Please be as accurate as possible:

1. Will this project/program result in a change in the tax base? If yes, please complete the following:

_____ xxx Current property taxes payable per year
 _____ xxx Estimated taxes after project is completed
 _____ xxx Net change in taxes per year

2. For proposals that remove property from the tax rolls, you'll need to calculate a Payment in Lieu of Taxes (PILOT) that will replace the lost property tax revenue. Suggested minimum is 25% of the total current taxes to assist with basic safety services to be paid for 20 years or the term of the agreement, whichever is longer. The estimated PILOT is: _____.

IV. PROJECTED JOB CREATION / RETENTION

[] Job Impact [] No Job Impact	Year 1	Year 2	Year 3	Year 4	Year 5
# of New Full-Time Permanent Jobs <i>CREATED</i> Each Year	3	2	1	1	2
# Of Full-Time Permanent Jobs <i>RETAINED</i> Each Year	3	5	6	7	9
#OF FULL-TIME PERMANENT JOBS <i>LOST</i> Each Year	0	0	0	0	0
# of Construction/Temporary Jobs <i>CREATED</i> Each Year	7	0	0	0	0
Average Wage for Full-Time Permanent Workers	12.50	13.00	13.25	13.50	14.00

V. STAR PROJECT / PROGRAM ACTIVITIES: The Neighborhood STAR Program provides funding for a variety of activities. Please complete the one section only that best describes your proposal:

A. Development/Redevelopment; B. Open Space Improvement; or C. Re-lending/re-granting Program:

A. Commercial or Residential Development/Redevelopment Project: If you are requesting funds for a commercial or residential development/redevelopment project, please complete the following section:

1. Define the type of public benefit that can be expected. Please place a "1" next to the item you believe is the primary benefit, and a "2" next to the item you select as a secondary benefit:

Support Vitality of Industry		Incr. Women/Minority Businesses		Address Special Housing Needs
Stablize Market Value		Encourage Entrep'ship	2	Retain Homeowners in the City
Provide Self-Employment Opt's		Generate Private Investment		Maintain Housing Stock
Create Local Business	1	Support Commercial Activity		Incr. Home Ownership Stock
Retain Local Business		Heritage Preservation		Provide Affordable Housing

2. Before a development proposal may proceed, you must have control of the property. Please indicate the type of site control you have: Deeded Title ____ Purchase Agreement ____ Purchase Option ____ Existing Lease ____ Lease Agreement x Other ____ Comments:

3. a. Type of development: New Construction _____ Rehabilitation/Expansion x
- b. Describe the current use of space (number of units, sq. ft., commercial, residential, etc.)
- Building has 95,000 sf with 8,962 sf of commercial space. It is mixed use*
- c. List the proposed use of space (office, retail space, housing units, etc.)
- Retail cafe space.*
- d. Will the proposal provide the leasing of space? YES _____ NO _____ If yes, please provide:

PROSPECTIVE TENANTS	SQUARE FOOTAGE	RENT PER SQUARE FOOT	IS LEASE SIGNED?

4. Anticipated start date? ASAP Estimated completion date? On or before August 1, 2011
5. If this request is for a new business start-up, **please attach** your business plan.
6. Has a developer, architect, general contractor, and/or leasing and management firm been selected?
Yes x No _____ If yes, please identify:

General Contractors, Sherman Group

7. Have detailed cost estimates been prepared? Yes x No _____ If yes, **please attach**.

PLEASE NOTE: Economic development activities may be subject to both the City's Living Wage and Business Subsidy requirements. For more information, please visit the city's website: <http://www.stpaul.gov/index.asp?NID=2659>.

----- **If you completed Section A, you are finished with Item VI. proceed to page 7, Item VI.** -----

B. Public / Private Open-Space Improvement Projects: STAR money has been used to finance important public and private open-space improvements in our community. These include playgrounds, streetscapes, or improvements to various public facilities. **If you are applying to fund a public or private open-space improvement project** please complete the following:

1. Define the type of public benefit that can be expected. Place a "1" next to the primary benefit, a "2" next to the secondary benefit and complete the tax base data (if applicable) in the following chart:

<input type="checkbox"/>	Remove Blight/Pollution	<input type="checkbox"/>	Improve Health/Safety/Security	<input type="checkbox"/>	Increase/Maintain Tax Base < current tax production: < est'd taxes as built: < net tax change + or -:
<input type="checkbox"/>	Rehab. Vacant Structure	<input type="checkbox"/>	Public Improvements	<input type="checkbox"/>	
<input type="checkbox"/>	Remove Vacant Structure	<input type="checkbox"/>	Goods & Services Availability	<input type="checkbox"/>	
<input type="checkbox"/>	Heritage Preservation	<input type="checkbox"/>	Maintain Tax Base	<input type="checkbox"/>	

2. Please describe your previous experience with public or private open-space improvement projects:

3. Describe the components included in your proposal, and approximate locations (i.e. streetlights, benches, boulevard trees, playground equipment, park improvements, etc.).

4. Explain how this project will be maintained over the life of the improvement:

5. Anticipated start date? _____ Completion? _____

6. Please list the City department(s) and person(s) with whom you have discussed your proposal:

7. Do you have a construction cost estimate either from, or approved by, the City department and contact listed in #6 above? YES ____ (estimate attached) NO ____.

8. Have businesses and/or homeowners been approached regarding any required assessments to their property? YES ____ NO ____ If yes, please indicate:
 - a. How many properties will be affected? residential _____ commercial _____
 - b. How many have agreed to pay assessments? residential _____ commercial _____

----- if you completed Section B, you are finished with Item VI. proceed to page 7, Item VI. -----

C. Re-Lending / Re-Granting Program for Housing or Businesses: This needs to be completed if you are requesting funds to administer a re-lending / re-granting program:

1. Define the type of public benefit that can be expected. Please place a "1" next to the item you believe is the primary benefit, and a "2" next to the item you select as a secondary benefit:

Support Vitality of Industry	Incr. Women/Minority Businesses	Address Special Housing Needs
Stablize Market Value	Encourage Entrep'ship	Retain Homeowners in the City
Provide Self-Employment Opt's	Generate Private Investment	Maintain Housing Stock
Create Local Business	Support Commercial Activity	Incr. Home Ownership Stock
Retain Local Business	Heritage Preservation	Provide Affordable Housing

2. Anticipated program start date? _____ Completion? _____

3. Please list the number of units (houses or businesses) to be assisted: _____

4. Briefly summarize how you will select program participants (i.e. income of recipients, requirements for match funds, cash vs. sweat equity.)

5. Describe you and/or your partner's experience and capacity for operating a loan or grant program:
6. How will this program differ from existing City housing or business programs?
7. Will this program coordinate with other City programs? Yes ____ No ____ If yes, please explain:
8. a. Are you planning to provide loans? Yes ____ No ____ grants? Yes ____ No ____ If yes, what type of terms or conditions will be required? (i.e. will there be a mortgage or lien on sub-grantees' property? Occupancy requirements? Will the loan come due if property is sold or rented?)
b. What kind of loan underwriting criteria do you envision? (i.e. collateral, debt-to-income ratio)
9. Please attach program guidelines.

VI. SOURCES AND USES: Please attach an itemized budget or contractors' estimates where applicable. Itemize use of STAR funds, private match and non-matching funds for the entire project:

CATEGORY	STAR LOAN REQUEST	STAR GRANT REQUEST	MATCHING FUNDS	NON-MATCHING FUNDS*	TOTAL
Acquisition					
Rehabilitation:					
residential					
commercial	42,928	38,395	161,886		242,466.00
New Construction:					
residential					
commercial					
Public Improvements					
Private Open Space Improvements					
** Direct Project Costs	7,000				7,000.00
TOTALS:					
<i>total(s) also appear on pages 1 and 8</i>	49,928	38,395	161,886		249,466.00

Line Item Examples:

Acquisition:	up to 20% of STAR funds may be used to purchase an existing building or property
Commercial/Housing Rehabilitation:	capital improvements to an existing building
New Construction:	new structure
Public Improvements:	streetscape, play equipment, park benches, permanent signs, exterior lighting etc. on public property
Private Open Space Improvements:	playground, community garden etc. on private property

* **Please List** the additional funds being used on this project that do not qualify as matching contributions (i.e. city grants from CDBG, TIF, CIB or the HRA)

Direct Project Costs (Soft Costs) - Up to 20% of STAR funds may be used for soft costs (i.e. acquisition, architect, engineering, legal and loan fees, environmental testing, permits, licenses, etc.) Eligible soft costs do not include **general administrative fees, marketing, or operating costs. **Please itemize and describe soft costs:**

Architect fee:	\$4,000.00
Permits (plumbing, fire, health)	\$1,000.00
Loan fees:	\$2,000.00
TOTAL:	\$7,000.00

VII. SOURCE OF MATCHING FUNDS: Matching funds must be *directly* related to the capital improvement proposal. Please refer to the Neighborhood STAR Guidelines (www.stpaul.gov/star) for eligible match criteria.

Please Identify Source & Type of Matching Funds	Amount	Date Available	Match Firm?
A. Estimated volunteer labor/sweat equity*:			
B. Estimated in-kind service*:			
1 Outdoor signage - Yungman Const. Co.	\$1,000.00	July, '11	Yes
2 CPA - Harrington, Langer	\$1,000.00	July '11	Yes
3 Attorney - Zlimen and McGuiness	\$1,000.00	July '11	Yes
C. Estimate and name source of cash donations:			
1 Sherman Group (landlord)	\$42,820.00		
2			
D. Name and amount of anticipated foundation grants:			
1			
2			
3			
E. Amount of loan(s) and name of lender:			
1 SBA - University National Bank, Saint Paul	\$83,323.00	Pending	Applied
2			
F. Amount and source of private equity:			
1 Café Palumbo	\$32,000.00		
2			
3			
G. Amount, source and type of other match:			
1			
2			
3			
TOTAL VALUE OF MATCHING FUNDS**	\$ 161,143		

* Up to 30% of the total match may be indirect contributions including in-kind goods and services, sweat equity and/or volunteer labor. Sweat equity and volunteer labor is valued at \$15 per hour (*STAR Guidelines, page 7*)

** Same total appears on pages 1 and 7

VIII. APPLICANT INFORMATION. This section provides the STAR Board, elected officials, and staff with basic information about your organization, and its abilities to carry out a STAR project.

1. Please describe your organization (i.e. its history, structure, business, membership, purpose etc.)
Three years ago we were approved for a STAR loan/grant for Cinema Saint Paul. We were unable to secure site control. We have since researched the food side of Cinema Saint Paul and have developed Cafe Palumbo.

Cafe Palumbo is an authentic Italian pizzeria/cafe providing Napoli-style thin crust pizza, panini, etc. We are structured as an S-corp. We will become a member of the Saint Paul Chamber of Commerce, and other local organizations. We look forward to becoming involved with downtown businesses, residents, festivals, and non-profits, and provide space for meetings, private parties, etc.

2. What is your status as a legal entity? (i.e. corporation, partnership, nonprofit, proprietor, etc.)
S-Corp.

3. Who will be the designated project manager? Rob Kost, Sherman Group and John Palumbo, Cafe Palumbo

Describe her/his background, skills and experience in managing similar-type projects.

Rob Kost, Sherman Group and John Palumbo, Cafe Palumbo will coordinate build out and start-up. John has 12 years experience in the construction trades, and Rob has extensive experience in coordinating business build outs

4. Do you have an adopted\official conflict-of-interest policy? If so, please summarize or attach.
 No.

5. If you have received City funds within the past five years, please identify below or attach a separate list:

YEAR	PROGRAM	AMOUNT	BALANCE

Section B: Financial Information

ORGANIZATION MANAGEMENT Proprietor, partners, officers, directors, governors and all holders of outstanding stock (100% of ownership must be shown.) Use a separate sheet if necessary.

NAME AND TITLE	COMPLETE ADDRESS	% OWNED
John F. Palumbo, Owner/operator	2011 Cohansey Blvd., Roseville, MN 55113	100%

Do you have affiliate and/or subsidiary firms (20% or more ownership in other entities)? If so, please provide the last fiscal year end financial statements for the listed firms.

If your business is a franchise, include a copy of the franchise agreement and the franchiser's FTC disclosure statement.

PLEASE PROVIDE THE FOLLOWING (check if attached or "N/A" if not applicable):

- ☐ N/A A current balance sheet and a current operating statement. (Last business quarter)
- ☐ N/A Aging of accounts receivable/accounts payable as of the date of the current balance sheet.
- ☐ N/A A year-ended balance sheet and profit and loss statement for the previous three years, with accountant's letter, notes and supporting schedules.
- ☒ x Detailed cash flow projections for 12 months of operation or a projected annualized income statement with assumptions.
- ☒ x A copy of existing or proposed purchase agreement or lease agreement. (Provide appraisal, if available.)
- ☒ x If project involves construction, please include specifications and contractors' estimates.
- ☒ x If project involves the purchase of fixed assets, please include purchase agreements or vendor quotes.
- ☒ x If a corporation, please provide articles of incorporation and bylaws.
- ☐ N/A If a partnership, please provide partnership agreement.
- ☐ N/A If LLC, please provide articles of organization.
- ☐ N/A Copies of last three years business tax returns.
- ☒ x Current personal financial statements for partner, officer, owner, and each stockholder with 20% or greater ownership.
- ☒ x Resumes of principals and key management.
- ☒ x If this project includes bank participation, please provide a bank commitment letter.

I. BANK REFERENCES

BANK	ACCOUNT OFFICER	PHONE
University National Bank	Kevin E. Sevcik	651-265-5643
Western Bank	John Bennett	

II. TRADE REFERENCES

COMPANY	CONTACT PERSON	PHONE
Terra General Contractors	Mark L. Colburn	763-463-0241
Saint Agnes Baking Company	Klecko	651-329-4321

III. DEBT SCHEDULE

Please list all existing business debts. Date*: _____

Creditor name	Original amount	Original date	Present balance	Interest rate	Maturity date	Monthly payment	Assets secured	Current or delinquent

Total present balance* \$ _____

Total monthly payment \$ _____

* Should be the same information provided on the current financial statement.

IV. ACCOUNTANT

Name Greg Heck - Harrington, Langer & Associates

Address 563 Phalen Blvd. St. Paul, MN 55130

Phone/e-mail 651.481.1128, ext. 8 gregh@hlaccountants.com

V. LAWYER

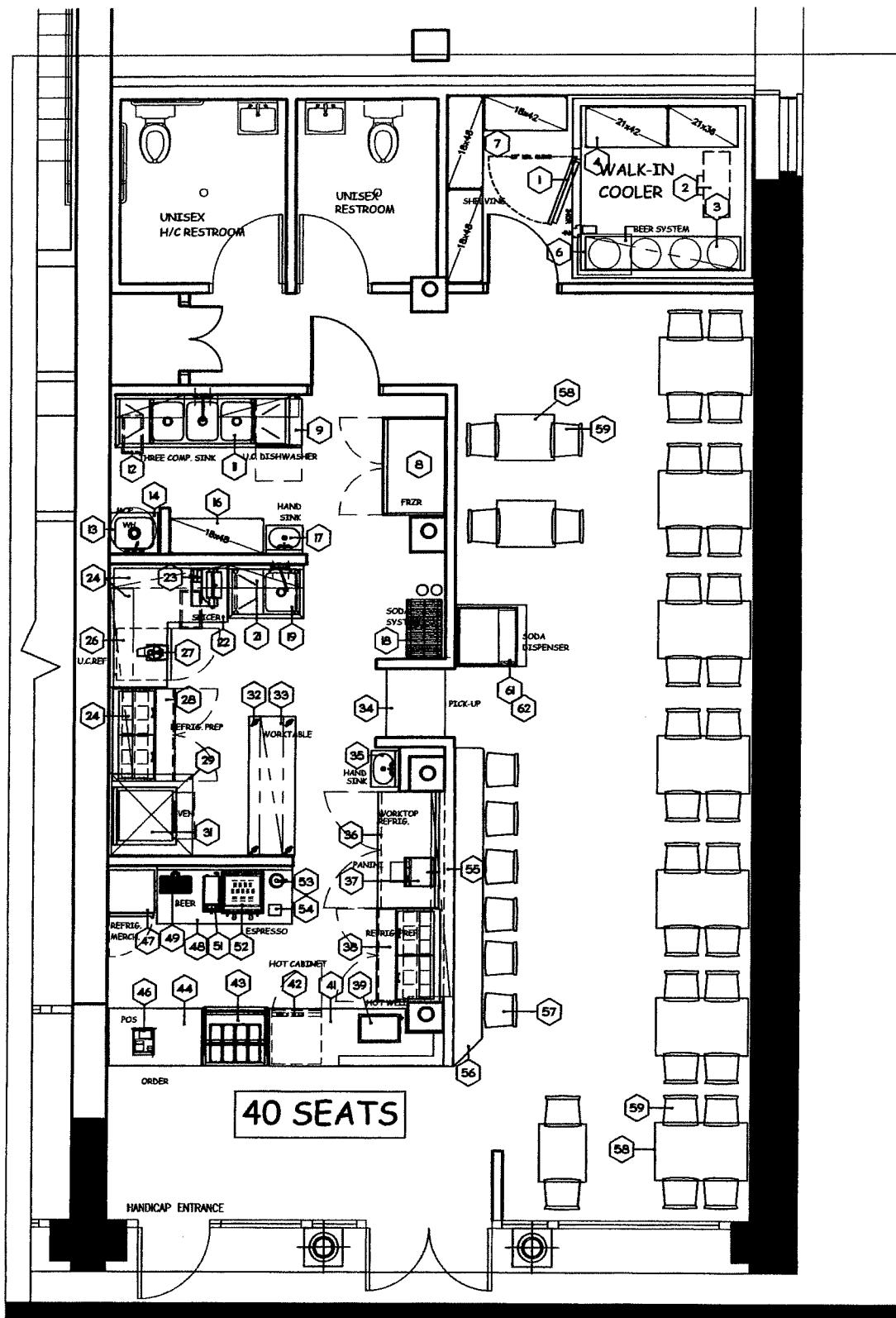
Name Patrick D. McGuiness - Zlimen & McGuiness, PLLC

Address 1216 Selby Ave., St. Paul, MN 55104

Phone/e-mail 651-331-6500/pmcguiness@zmattorneys.com

Cafe Palumbo – Build Out Costs

Item	Cost	STAR funds	SBA	Sherman Group
Plumbing	25,300.00	22,300.00		3,000.00
HVAC	18,450.00	2,500.00		15,950.00
Electrical	18,335.00	11,985.00		6,350.00
Kitchen ceramic floors and walls	6,000.00	4,500.00		1,500.00
Mill work	6,200.00	6,200.00		
Quartz counter tops	5,600.00	4,711.00	889.00	
Paint	4,350.00			4,350.00
General conditions: misc. materials, permit, cleaning, supervision, and insurance	8,789.00	7,111.15		1,677.85
Demolition	1,350.00	1,150.00		200.00
Carpentry	2,440.00	1,980.00		460.00
Door, frames, hardware	3,440.00		2,580.00	860.00
Carpentry and drywall	7,850.00	6,200.00		1,650.00
FRP board	3,550.00		3,550.00	
Acoustical ceiling	1,200.00	1,200.00		
Vinyl flooring and base	6,500.00	6,041.00	459.00	
Specialties: restroom accessories	525.00			525.00
Fire protection	2,850.00	2,600.00		250.00
Fire alarm	2,500.00		2,500.00	
Overhead and profit	8,406.23		5,832.13	2,574.10
Lighting	2,500.00		2,500.00	
TOTAL	136,135.23	78,478.15	18,310.13	39,346.95



Strategic
EQUIPMENT AND SUPPLY CORPORATION

1330 Edmonson Ave. NE
Monticello, Minnesota 55362
Phone (763)271-4900 Fax (763)295-5751

CAFE

ST. I

FOODSERVICE

TOTAL GROSS SALES FORECAST - Weekly

TOTAL FOOD	TOTAL BEVERAGES
\$7,200.00	\$1,140.00
TOTAL	\$8,340.00

TOTAL GROSS SALES FORECAST - Monthly

TOTAL FOOD	TOTAL BEVERAGES
\$28,474.08	\$5,005.48
TOTAL	\$36,112.20

TOTAL GROSS SALES FORECAST - Yearly

TOTAL FOOD	TOTAL BEVERAGES
\$341,688.96	\$60,065.76
TOTAL	\$433,346.40

TOTAL HOURS AND LABOR COSTS - Weekly

Total Hours	Payroll Tax	Total Costs
200 hrs	20%	\$2,058.57

TOTAL HOURS AND LABOR COSTS - Monthly

Total Hours	Payroll Tax	Total Costs
1089 hrs	20%	\$8,913.61

TOTAL HOURS AND LABOR COSTS - Yearly

Total Hours	Payroll Tax	Total Costs
13068 hrs	20%	\$106,963.32

Organization and Management

John and Peggy Palumbo, Owners and Operators

John and Peggy have been married 25 years. They have lived and worked in Saint Paul all their lives.

John has had a varied career with experiences that will serve him well as a small business owner. John has experience in clerical office work, new construction, sales and customer service. John is a baking and cooking enthusiast. He has a passion for Italian food and has spent years perfecting his Napoli-style pizza. He attended the University of Minnesota for four years.

Peggy has been a teacher in Saint Paul for twenty-years. She will continue to teach full-time during the start-up phase of the business. Peggy will assist with purchasing, finance, marketing, and special events. Peggy has a Masters Degree from the University of St. Thomas and brings communication and organizational skills to the project.

Running a small Italian cafe has been a dream for John and Peggy. They have spent countless hours (nearly three years!) researching, networking, and planning for such a venture. The Palumbo's deep roots in the community, extensive background knowledge and skills, and commitment to the project, will serve them well in the successful launch of Cafe Palumbo.

Staff

Daniel Palumbo

Dan's experience includes sandwich and coffee shops. He currently works at Hampden Park Co-op (deli and storekeeper). Dan attended the University of Minnesota. Dan brings to the project experience as a barista and knowledge and skills in commercial food preparation.

Melissa Devroy

Melissa's former employer was Queen Anne Victoria Mansion Catering in Portland, Oregon. She currently works at Ginkgo coffee house as a chef and barista. She brings valuable experience to an independent cafe setting. Melissa is passionate about food and cooking and especially likes to use fresh and local ingredients.

Patrick Kessler

Pat has several years experience as a restaurant manager. He is also a professional musician who is well connected to the Twin Cities music scene. He will assist in all aspects of Cafe Palumbo's entertainment line-up. His father is Pat Kessler, the long-time political reporter for WCCO Television.

Marketing and Sales Strategy

Cafe Palumbo will utilize all modes of distribution to advertise and promote its opening. These methods will include:

- ✓ Local weekly entertainment publications – City Pages, The Rake, The Onion.
- ✓ Neighborhood newspaper ads.
- ✓ Targeted direct mailers/fliers with discount coupons for residents and businesses within a one mile radius of Café Palumbo.
- ✓ Marketing support from Lowertown and Downtown business associations.
- ✓ Cafe Palumbo website, blog, and Facebook page – update menu, coupons, specials, and musical guests.
- ✓ Industry website inclusions – links to reviews, cafe, and restaurant searches.
- ✓ Media press release for Grand Opening.

Business Team

Owner/operator	John Palumbo
Marketing and Special Events	Peggy Palumbo
Attorney	Patrick McGuiness Zlimen and McGuiness PLLC
Insurance	Ken McIntosh, Unidale Insurance Agency
Certified Public Accountant	Greg Heck, CPA Harrington Langer & Associates
City of Saint Paul STAR fund	Michelle Swanson

Vendors

Restaurant Depot - 1830 Como Avenue, St Paul, MN
St. Agnes Baking Company - 644 Olive Street, St Paul, MN
Griggs Cooper/Mark VII Distributors - 489 North Prior Avenue, St Paul, MN
Coca-Cola Midwest - 2750 Eagandale Blvd., Saint Paul, MN
Simply Gelato - 680 Hale Avenue North, Oakdale, MN
Naughty Biscotti - Santa Clara, CA
Peace Coffee - 2801 21st Avenue South, Minneapolis, M

Hours of Operation:

Sunday-Monday:	11:00-2:00PM (3 hours - Lunch)
Tuesday-Wednesday:	11:00-8:00PM (9 hours - Lunch/Dinner)
Thursday-Saturday:	11:00-12:00AM (13 hours - Lunch/Dinner)



Peggy Palumbo <pjpalu@gmail.com>

Council involvement

2 messages

John and Peggy Palumbo <pjpalu@gmail.com>**Sun, Mar 20, 2011 at 9:30 AM****To: Katie@capitolrivercouncil.org**

Hi,

My family is in lease negotiations with the Sherman Group for a space in the Straus building in Lowertown. We are planning on opening an Italian Cafe - Cafe Palumbo, on Sibley St. between 4th and 5th. Our concept is for a relaxed neighborhood pizzeria. We'll serve Napoli style pizza, calzone, panini, soup/salad and gelato. Beer and wine will also be on the menu.

We are eager to become involved in the downtown community. Please put us on the list to receive your e-newsletter and let us know of other ways we can become involved.

Thanks,
Peggy Palumbo

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Peggy & John Palumbo

katie@capitolrivercouncil.org <katie@capitolrivercouncil.org>**Tue, Mar 22, 2011 at 12:45 PM****To: John and Peggy Palumbo <pjpalu@gmail.com>**

Hi Peggy,

Welcome to the neighborhood! Thanks for the email and congratulations on the exciting restaurant news! I can't wait to stop in for dinner! :) I will definitely add you to our email distribution list - our e-newsletter comes out once a month and features lots of community news, updates, and ways to get involved.

Don't hesitate to contact our office with any questions that you may have as you move into Lowertown.

Thanks again,
Katie

Katie Sabaka, Director
CapitolRiver Council
US Bank Center
101 East 5th Street, Suite 240
Saint Paul, MN 55101
(651) 221-0488

From: John and Peggy Palumbo [mailto:pjpalu@gmail.com]**Sent:** Sunday, March 20, 2011 9:31 AM



Peggy Palumbo <pjpalu@gmail.com>

New Cafe in Lowertown

3 messages

John and Peggy Palumbo <pjpalu@gmail.com>**Thu, Mar 24, 2011 at 9:44 PM****To:** stillings@lowertownlanding.org

Hi Kat-

We have begun lease negotiations with the Sherman Group for space in the Straus Building on Sibley St. between 4th and 5th. We would like to open a 1500sf Italian cafe. Cafe Palumbo is independent and family owned. My husband, John, is a second generation Italian. His grandparents immigrated from Montagano, Italy to Irvine Park at the turn of the century.

Our menu will include Napoli-style Pizza, calzone, panini, soup, salad, gelato, beer and wine. We will have a small stage and plan on offering music Thursday-Saturday nights. Our goal is to create a relaxed and friendly neighborhood pizzeria.

We are very interested in becoming involved in the Lowertown community and would like a chance to introduce our business plan to residents.

Please advise us on the best way to proceed.

Thanks!

John and Peggy Palumbo

cell: [651-307-6659](tel:651-307-6659)

Katherine Stillings Barta <stillings@lowertownlanding.org>**Tue, Mar 29, 2011 at 12:45 PM****To:** John and Peggy Palumbo <pjpalu@gmail.com>

Hi John and Peggy,

Thank you for your e-mail. It's great that you might be moving into the neighborhood soon - we also of course look forward to new businesses!

After reading your previous e-mail, I'm still not sure what you are looking for from Lowertown Landing - are you hoping to present information to residents (e.g. set up an event), share information online (Facebook, website, Twitter. etc.). Also are you looking for input/feedback, or just sharing information?

We definately would like to help in whatever way possible - let us know what we can do!

Cheers,

Kat

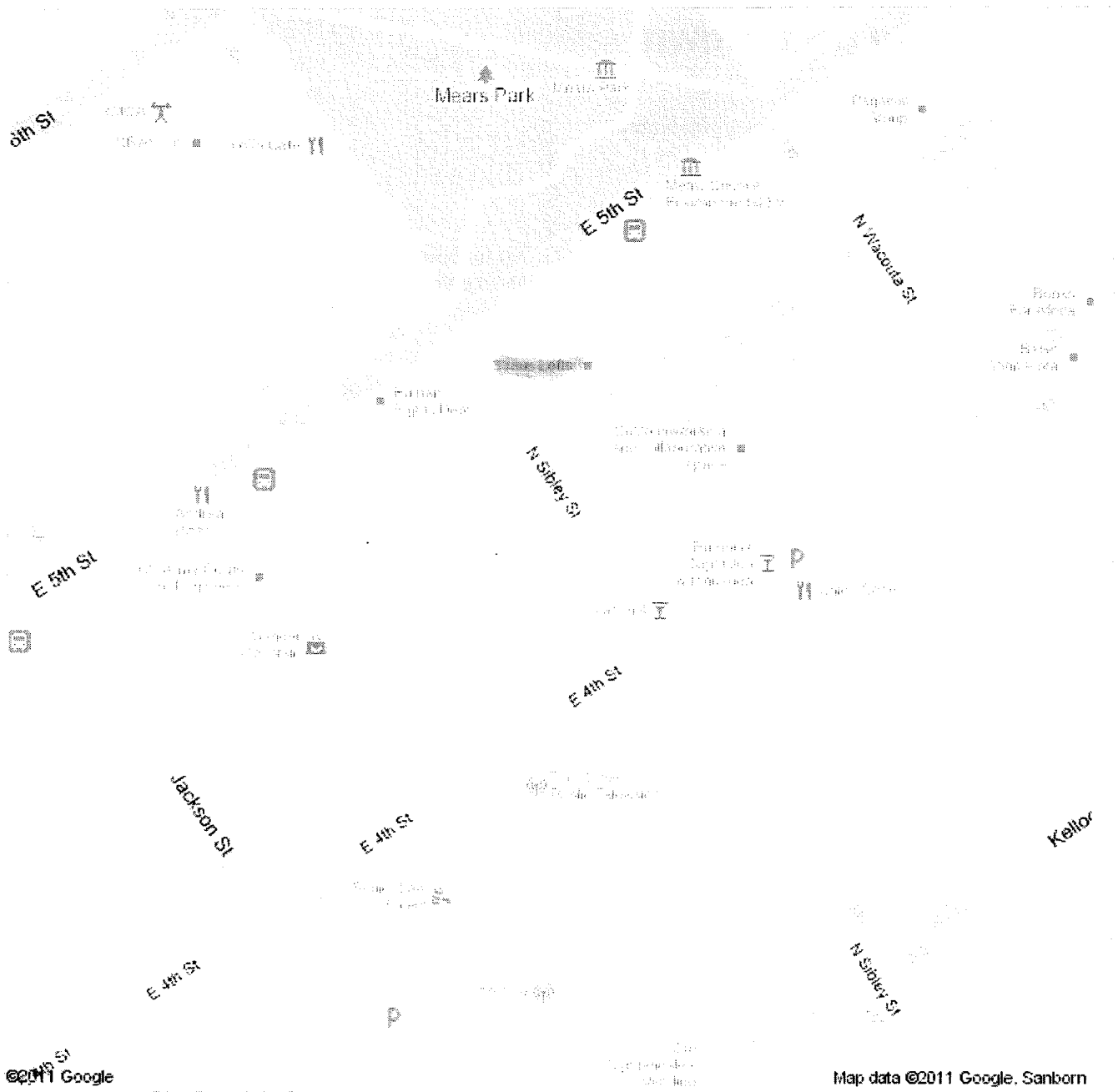
[Quoted text hidden]

Google maps

Address St Paul, MN

Get Google Maps on your phone

Text the word "GMAPS" to 466453



2011 Neighborhood STAR Program Loan & Grant #11-110

Section A: Proposal & Organization Information

Project Name: Ober Community Center Renovation Project 2011 Ward 2 Planning District 9

Legal Entity Submitting Request: Union Gospel Mission Association of St Paul

Please check organization type(s): Public ☐ For Profit ☐ Non-Profit ☒

Mailing Address: 77 9th St E St Paul MN 55101
STREET CITY STATE ZIP

Contact Person For This Request: Barbara J. Martenson

Daytime Phone: (651) 789-7553 Fax #: (651) 222-7968 Federal Tax I.D. # 41-0705847

E-mail Address: bmartenson@ugmtc.org

Proposal Location: Ober Community Center, 376 Western Ave, St. Paul, MN 55103

STAR Funding Request:

Grant request: \$ 49,000.00

Loan request \$ 0.00 proposed interest rate and term: _____

Total STAR Request: \$ 49,000.00 (total from page 7)

Total Match Leveraged: \$ 89,845.00 (total project funds \$138,845) (total from pages 7 & 8)


The following compliance issues may apply to your proposal and can be reviewed on the City of Saint Paul's

website: <http://www.stpaul.gov/index.asp?NID=2659>

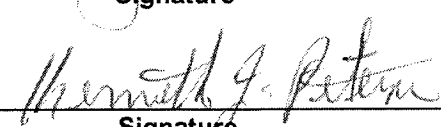
- * Vendor Outreach Program: Goals apply to *all* projects receiving city funding
- * Federal Davis Bacon Requirements: Projects funded with \$2,000 or more of *federal* dollars
- * Little Davis Bacon Requirements: Projects funded with \$10,000 or more of *city* dollars
- * Two Bid Policy: Projects receiving \$20,000 or more of city funds
- * Business Subsidy: May apply to recipients of grants of \$25,000 or more and loans of \$75,000 and over
- * Affirmative Action: Entities receiving \$50,000 or more of city funds within a 12-month period
- * Living Wage: Entities receiving \$100,000 or more of city funds
- * Project Labor Agreement: Entities receiving \$250,000 or more of city funds
- * Section 3: Economic opportunities to low income persons or business concerns residing close to the project's location
- * Sustainability Initiative: A plan to make future development projects more environmentally and financially sustainable

We authorize Planning and Economic Development to order a consumer credit report and verify other credit information, including past and present mortgages and contract for deeds, as necessary to process our STAR application.

Individual Completing the Application:

Barbara Martenson	Major Donor & Grants Officer	3/25/2011	
Name (please type)	Title	Date	Signature

Chief Officer or President:

Kenneth J. Peterson	Executive Director	3/25/2011	
Name (please type)	Title	Date	Signature

II. PROPOSAL INFORMATION:

1. Please provide a description of your project or program in the space provided:

UGM's Ober Community Center is a multi-use, neighborhood-based facility comprising a sports field, parking lot, playground, day care center, gym and stage, classroom, library, computer lab, meeting rooms, kitchen, daycare for preschool kids, after-school computer lab for area students (including immigrant soccer youth), as well as a site used for community celebrations such as the upcoming June annual Western Ave Assoc Peace Celebration. This 2011 Renovation Project a) replaces rotting ground floor wood windows in the child care center, b) reconfigures, expands and replaces the "parking lot" with asphalt and appropriate lighting, c) installs the first in a series (because of the importance of the Ober site) of linked security cameras for the interior and exterior public spaces. With constant traffic from those attending open gym nights, accessing the soccer field, or attending our computer lab and more, the above upgrades to this facility are key (and part of our long term strategic plan to improve, upgrade and better serve residents in the Rondo/Western Avenue area).

2. Briefly describe, in quantifiable terms, the specific results of this proposal (*i.e.: 10 houses rehabbed in 2 years; 5 jobs created by business expansion; 15,000 sq. ft. Community Center addition.*)

STAR fund monies would help:

- a. Replace 12 multi-paned 48 x 65" wood windows with new vinyl windows that would have at least a 20 year shelf life.
- b. Tear out the former tennis courts (made of concrete, that have been patched repeatedly and used as a parking lot). The concrete is beginning to break up in the middle of the lot and closer to the soccer field, necessitating an overall replacement with asphalt parking lot, appropriate lighting and re-grading to divert water away from the building. A new lot would also help us establish a new traffic flow, closer to the doors to drop off children at the daycare and during events on the property.
- c. Link and install new closed circuit TVs (including a panoramic TV overlooking the front of the building) as the first in a series of UGM-wide security efforts to monitor visitors to the site, as well as for protection of our resident caretakers and staff.

3. Please explain the public benefit of your project:

As noted in #1, this is a multi-use facility that is heavily used, from parents dropping off children to the daycare, to soccer players arriving for practice on the sports field, to Mosaic church members attending services in the gym on Sundays, etc. We also want to expand the parking lot area to accommodate more people at public celebrations such as the annual Peace Celebration for the area - which brings families together for everything from garden produce to music, parades and more. In addition to staff and our Soul Source and EASY small group kids, other clubs, dance, drill and basketball teams, Hmong support groups and many others, who use the facility all week long (it's open 7 days/week).

II. NEIGHBORHOOD PLANNING/COMMUNITY SUPPORT: Community involvement is a critical part of the STAR program. In this section you are being asked to identify the participation of neighborhood and community groups in your proposal.

1. Will your project be coordinated or partnered with any other project, program? If yes, please describe:

As funding becomes available, Bethel University will help fund the expansion/renovation costs of our former Promise Program offices next to the daycare (inside) -- to accommodate more preschool children, including infants (Some Bethel University early childhood students complete internships at the Center as part of their coursework studies.) The King Family

Foundation is also being approached for help in funding part of the windows project and a local network of banks has expressed interest in helping us begin funding the new security camera system (a need they know well). Raising funds for the exterior parking lot is the most difficult, but is critical to the long term safety and access of visitors to the site.

2. Is this proposal identified as part of an adopted city, neighborhood, or business plan? **No.** If yes, please describe: (Neighborhood plans can be found @ www.stpaul.gov/index.aspx?NID=3446)

It is not part of any specific city, neighborhood or business plan, but the property remains part of the Mission's long-term commitment to our Rondo neighbors at Hwy 94 and Western.

3. Is there neighborhood/community support for this proposal? YES x NO . Please explain:

As noted above, many community members use the Center. A growing area of interest at Ober is its Homework Center (with computer lab), that provides after-school math and English catch up courses and tutoring one-on-one between kids, volunteers and staff. A new initiative is the neighboring Hanover Housing Project's desire to involve more of their children in programs of all kinds at the Ober Community Center.

III. PUBLIC COST: This section helps define the financial impact of your request on the general public. Please be as accurate as possible:

1. Will this project/program result in a change in the tax base? **No.** If yes, please complete the following:

_____	Current property taxes payable per year
_____	Estimated taxes after project is completed
_____	Net change in taxes per year

2. For proposals that remove property from the tax rolls, you'll need to calculate a Payment in Lieu of Taxes (PILOT) that will replace the lost property tax revenue. Suggested minimum is 25% of the total current taxes to assist with basic safety services to be paid for 20 years or the term of the agreement, whichever is longer. The estimated PILOT is: _____.

IV. PROJECTED JOB CREATION / RETENTION

[] Job Impact [] No Job Impact	Year 1	Year 2	Year 3	Year 4	Year 5
# of New Full-Time Permanent Jobs CREATED Each Year	-	-	-	-	-
# Of Full-Time Permanent Jobs RETAINED Each Year	-	-	-	-	-
#OF FULL-TIME PERMANENT JOBS LOST Each Year	-	-	-	-	-
# of Construction/Temporary Jobs CREATED Each Year	-	-	-	-	-
Average Wage for Full-Time Permanent Workers	-	-	-	-	-

V. STAR PROJECT / PROGRAM ACTIVITIES: The Neighborhood STAR Program provides funding for a variety of activities. **Please complete the one section only that best describes your proposal:** **A. Development/Redevelopment; B. Open Space Improvement; or C. Re-lending/re-granting Program:**

A. Commercial or Residential Development/Redevelopment Project: If you are requesting funds for a commercial or residential development/redevelopment project, please complete the following section:

1. Define the type of public benefit that can be expected. Please place a "1" next to the item you believe is the primary benefit, and a "2" next to the item you select as a secondary benefit:

1	Support Vitality of Industry / Community		Incr. Women/Minority Businesses		Address Special Housing Needs
	Stabilize Market Value		Encourage Entrepreneurship		Retain Homeowners in the City
	Provide Self-Employment Options	2	Generate Private Investment		Maintain Housing Stock
	Create Local Business		Support Commercial Activity		Incr. Home Ownership Stock
	Retain Local Business		Heritage Preservation		Provide Affordable Housing

2. Before a development proposal may proceed, you must have control of the property. Please indicate the type of site control you have: Deeded Title x Purchase Agreement__ Purchase Option__ Existing Lease __ Lease Agreement __ Other __ Comments:

3.CONSTRUCTION

a. Type of development: New Construction _____ Rehabilitation/Expansion x

The project will include:

- 1) Removal and re-grading of the existing parking lot spaces (which actually were the Mission's tennis courts prior to the construction of Hwy 94). Estimates of cost include removal of the existing concrete, reconfiguring the drivethru, new landscaping and stormwater allowances for better drainage, new bituminous and new concrete curbing.
- 2) Removal and relocation of some light poles; the possible installation of more (as funds become available).
- 3) Removal of all 12 existing, south-facing, wood windows in the ground floor childcare center (damaged through water condensation).; replacement of the windows with vinyl windows that will provide stable, longer term ventilation and sunlight to our preschool children.
- 4) Installation of the first of at least 7 site installations of a coordinated, centralized and modernized security camera system for UGM. Ober Center was tapped first for this effort, because of our multiple security concerns for the children and youth (and others visitors) participating at Ober, as well as the caretaker couple living at this facility next to Hwy 94 and Western Avenue.

b. Describe the current use of space (number of units, sq. ft., commercial, residential, etc.)

The overall Ober facility (see attached Google site map) includes a sports field, side playground area, main parking area, back access driveway and alley, main 3 story building with admin offices, meeting rooms, storage spaces, kitchen, arts and computer labs, fireplace room and other youth-oriented spaces, with adjoining full gym and stage. The child care center occupies a separate ground floor area facing the parking lot.

c. List the proposed use of space (office, retail space, housing units, etc.), **Same as above.**

The Union Gospel Mission has a really great maintenance crew, but maintenance no longer is effectual for our daycare windows and the parking lot has finally risen to the top of our most-needed repairs. Once installed, the new vinyl windows (vs. our old wood windows which condensate and created rot) will have a normal life expectancy of at least 20 years. The parking lot, depending on use and climactic wear, may have to be resurfaced in 10-13 years. We don't expect an extraordinary maintenance to the lot lighting beyond bulb replacements, if needed. To date the Mission has had very little malicious destruction of property and lighting, with new indoor and exterior security cameras around the Ober Center, will provide additional protection to our improvements.

d. Will the proposal provide the leasing of space? YES ____ No x NO NEW TENANTS WILL LEASE

4

BECAUSE OF THIS PROJECT.

4. Anticipated start date? Summer 2011 Estimated completion date? Summer 2011.
- 5.. If this request is for a new business start-up, please attach your business plan. **No.**
6. Has a developer, architect, general contractor, and/or leasing and management firm been selected?
Yes _____ No x If yes, please identify:

<input type="checkbox"/>	Remove Blight/Pollution	<input type="checkbox"/>	Improve Health/Safety/Security	<input type="checkbox"/>	<u>Increase/Maintain Tax Base</u>
<input type="checkbox"/>	Rehab. Vacant Structure	<input type="checkbox"/>	Public Improvements	<input type="checkbox"/>	< current tax production:
<input type="checkbox"/>	Remove Vacant Structure	<input type="checkbox"/>	Goods & Services Availability	<input type="checkbox"/>	< est'd taxes as built:
<input type="checkbox"/>	Heritage Preservation	<input type="checkbox"/>	Maintain Tax Base	<input type="checkbox"/>	< net tax change + or -:

7. Have detailed cost estimates been prepared? Yes x **We have asked for some estimates to determine potential cost.** No _____ If yes, please attach.

PLEASE NOTE: Economic development activities may be subject to both the City's Living Wage and Business Subsidy requirements. For more information, please visit the city's website:

<http://www.stpaul.gov/index.asp?NID=2659>.

----- If you completed Section A, you are finished with Item VI. proceed to page 7, Item VI. -----

B. Public / Private Open-Space Improvement Projects: STAR money has been used to finance important public and private open-space improvements in our community. These include playgrounds, streetscapes, or improvements to various public facilities. **If you are applying to fund a public or private open-space improvement project** please complete the following:

1. Define the type of public benefit that can be expected. Place a "1" next to the primary benefit, a "2" next to the secondary benefit and complete the tax base data (*if applicable*) in the following chart:
2. Please describe your previous experience with public or private open-space improvement projects:
3. Describe the components included in your proposal, and approximate locations (i.e. streetlights, benches boulevard trees, playground equipment, park improvements, etc.).
4. Explain how this project will be maintained over the life of the improvement:
5. Anticipated start date?_Completion?
6. Please list the City department(s) and person(s) with whom you have discussed your proposal.
7. Do you have a construction cost estimate either from, or approved by, the City department and contact listed in #6 above? YES ____ (estimate attached) NO ____.
8. Have businesses and/or homeowners been approached regarding any required assessments to their property? YES ____ NO ____ If yes, please indicate:
 - a. How many properties will be affected? residential _____ commercial _____. _____ b.
 - How many have agreed to pay assessments? residential _____ commercial ____.

----- if you completed Section B, you are finished with Item VI. proceed to page 7, Item VI. -----

C. Re-Lending / Re-Granting Program for Housing or Businesses: **This needs to be completed** if you are requesting funds to administer a re-lending / re-granting program:

1. Define the type of public benefit that can be expected. Please place a "1" next to the item you believe is the primary benefit, and a "2" next to the item you select as a secondary benefit:

<input type="checkbox"/>	Support Vitality of Industry	<input type="checkbox"/>	Incr. Women/Minority Businesses	<input type="checkbox"/>	Address Special Housing Needs
<input type="checkbox"/>	Stablize Market Value	<input type="checkbox"/>	Encourage Entrepreneurship	<input type="checkbox"/>	Retain Homeowners in the City
<input type="checkbox"/>	Provide Self-Employment Opt's	<input type="checkbox"/>	Generate Private Investment	<input type="checkbox"/>	Maintain Housing Stock
<input type="checkbox"/>	Create Local Business	<input type="checkbox"/>	Support Commercial Activity	<input type="checkbox"/>	Incr. Home Ownership Stock
<input type="checkbox"/>	Retain Local Business	<input type="checkbox"/>	Heritage Preservation	<input type="checkbox"/>	Provide Affordable Housing

2. Anticipated program start date? _____ Completion? _____.
3. Please list the number of units (houses or businesses) to be assisted: _____.

4. Briefly summarize how you will select program participants (i.e. income of recipients, requirements for match funds, cash vs. sweat equity.)
5. Describe you and/or your partner's experience and capacity for operating a loan or grant program:
6. How will this program differ from existing City housing or business programs?
7. Will this program coordinate with other City programs? Yes ____ No ____ If yes, please explain:
8. a. Are you planning to provide loans? Yes ____ No ____ grants? Yes ____ No ____ If yes, what type of terms or conditions will be required? (i.e. will there be a mortgage or lien on sub-grantees' property? Occupancy requirements? Will the loan come due if property is sold or rented?)
b. What kind of loan underwriting criteria do you envision? (i.e. collateral, debt-to-income ratio)
9. Please attach program guidelines.

VI. SOURCES AND USES: Please attach an itemized budget or contractors' estimates where applicable. Itemize use of STAR funds, private match and non-matching funds for the entire project:

CATEGORY	STAR LOAN REQUEST	STAR GRANT REQUEST	MATCHING FUNDS	NON- MATCHING FUNDS*	TOTAL
Acquisition					
Rehabilitation:					
residential					
commercial		49,000	49,000	40,845	138,845
New Construction:					
residential					
commercial					
Public Improvements					
Private Open Space Improvements					
** Direct Project Costs					
TOTALS: <i>(also appear on pp 1 & 8)</i>		49,000	49,000	40,845	138,845

Line Item Examples

Acquisition: Up to 20% of STAR funds may be used to purchase an existing building or property

Commercial/Housing Rehabilitation: Capital improvements to an existing building

New Construction: New structure

Public Improvements: Streetscape, play equipment, park benches, permanent signs, exterior lighting etc. on public property

Private Open Space Improvements: Playground, community garden etc. on private property

* **Please List** the additional funds being used on this project that do not qualify as matching contributions (i.e. city grants from CDBG, TIF, CIB or the HRA)

** Direct Project Costs (Soft Costs) - Up to 20% of STAR funds may be used for soft costs (i.e. acquisition, architect, engineering, legal and loan fees, environmental testing, permits, licenses, etc.) Eligible soft costs do not include **general** administrative fees, marketing, or operating costs. **Please itemize and describe soft costs:**

VII. SOURCE OF MATCHING FUNDS: Matching funds must be *directly* related to the capital improvement proposal. Please refer to the Neighborhood STAR Guidelines (www.stpaul.gov/star) for eligible match criteria.

Please Identify Source & Type of Matching Funds	Amount	Date Available	Match Firm?
A. Estimated volunteer labor/sweat equity*:	N/A		
B. Estimated in-kind service*:			
1	N/A		
2			
3			
C. Estimate and name source of cash donations:			
1	N/A		
2			
D. Name and amount of anticipated foundation grants:			
1 Peter King Foundation (windows)	10,000		In process.
2 Goodhelps Inc. (parking lot) (verbal confirmation)	10,000		Yes.
3 Capital Bank Foundation (security cameras)	15,000		In process.
E. Amount of loan(s) and name of lender:			
1			
2			
F. Amount and source of private equity:			
1 UGM direct mail contributions	14,000		In process.
2			
3			
G. Amount, source and type of other match:			
1			
2			
3			
TOTAL VALUE OF MATCHING FUNDS**	\$49,000		

* Up to 30% of the total match may be indirect contributions including in-kind goods and services, sweat equity and/or volunteer labor. Sweat equity and volunteer labor is valued at \$15 per hour (STAR Guidelines, page 7)

** Same total appears on pages 1 and 7.

VIII. APPLICANT INFORMATION. This section provides the STAR Board, elected officials, and staff with basic information about your organization, and its abilities to carry out a STAR project.

1. Please describe your organization (i.e. its history, structure, business, membership, purpose etc.)
The Mission has a long history of providing food, shelter and other human services since 1902, primarily in the St. Paul area. Governed by a Board of Directors of pastors, policemen, court officials (including judges), bankers, university and college faculty, lawyers, dentists, etc., we currently run a men's campus for homeless and addicted individuals (Bethel Hotel, Christ Recovery Center, Central Services Clothing Depot and LifeNet training program), a children's camp at Snail Lake, the Ober Community Center in Frogtown, a Child Development Center in downtown St. Paul, an after-school and family program for Hmong and Latino children on Payne Avenue, WorkNet & SuccessNet job preparedness and career follow-up classes, the Naomi Family Residence for single women and homeless and/or addicted mothers with up to 4 children, as well as a highly successful, free Dental Clinic at 435 University Ave. Staffed by volunteer dentists, dental interns and professors from the University of Minnesota and the Saint Paul Dental Society, as well as volunteer dental hygienists and dental assistants, Clinic services are also promoted at each of our sites, including the Ober Center. The Mission has over 150 full and part time staff. In 2010, over 5,000 volunteers helped with everything from driving buses, to mentoring LifeNet clients to distributing food to 25 locations at Thanksgiving in the metro area. A growing work in Mpls also includes food distribution, education for single mothers and children's programs.
2. What is your status as a legal entity? (i.e. corporation, partnership, nonprofit, proprietor, etc.)
501(c)(3) Non-profit
3. Who will be the designated project manager? Greg Verley
Describe her/his background, skills and experience in managing similar-type projects. Most recently Mr. Verley coordinated the completion of a \$600K+ air conditioning installation project at the Mission's Bethel Hotel on 435 University Ave. in St. Paul, the elevator renovation and replacement project at the Mission's Naomi Family Residence at 9th and Minnesota and construction repairs to the Ober gym, heating and cooling systems. His long term association and expertise renovating, building and maintaining UGM facilities have led to increased cost-savings and efficiencies.
4. Do you have an adopted\official conflict-of-interest policy? Yes (attached.)
UGM's policy is attached.
5. If you have received City funds within the past five years, please identify below or attach a separate list:

YEAR	PROGRAM	AMOUNT	BALANCE
5/2009	STAR Fund grant to replace Naomi Residence elevators - and bring them up to code (Long project, but it's completed - thank you!!)	49,000	0.00

Section B: Financial Information

ORGANIZATION MANAGEMENT Proprietor, partners, officers, directors, governors and all holders of outstanding stock (100% of ownership must be shown.) Use a separate sheet if necessary.

NAME AND TITLE	COMPLETE ADDRESS	% OWNED
N/A		

Do you have affiliate and/or subsidiary firms (20% or more ownership in other entities)? **No.** If so, please provide the last fiscal year end financial statements for the listed firms.

If your business is a franchise, include a copy of the franchise agreement and the franchiser's FTC disclosure statement. **N/A**

PLEASE PROVIDE THE FOLLOWING (check if attached or "N/A" if not applicable):

- ☒ A current balance sheet and a current operating statement. (Last business quarter)
- ☐ Aging of accounts receivable/accounts payable as of the date of the current balance sheet.
- ☐ A year-ended balance sheet and profit and loss statement for the previous three years, with accountant's letter, notes and supporting schedules.
- ☐ Detailed cash flow projections for 12 months of operation or a projected annualized income statement with assumptions.
- ☐ A copy of existing or proposed purchase agreement or lease agreement.
(Provide appraisal, if available.)
- ☒ If project involves construction, please include specifications and contractors' estimates.
- ☐ If project involves the purchase of fixed assets, please include purchase agreements or vendor quotes.
- ☐ If a corporation, please provide articles of incorporation and bylaws.
- ☐ If a partnership, please provide partnership agreement.
- ☐ If LLC, please provide articles of organization.
- ☐ Copies of last three years business tax returns.
- ☐ Current personal financial statements for partner, officer, owner, and each stockholder with 20% or greater ownership.
- ☐ Resumes of principals and key management.
- ☐ If this project includes bank participation, please provide a bank commitment letter.

I. BANK REFERENCES

BANK	ACCOUNT OFFICER	PHONE
US Bank 800 Nicollet Mall, 3rd Floor Minneapolis, MN 55402	Bryan L. Ljung, V.P.	612-303-3824

II. TRADE REFERENCES

COMPANY	CONTACT PERSON	PHONE
N/A		

III. DEBT SCHEDULE (Please list all existing business debts.) Date*: _____

Creditor name	Original amount	Original date	Present balance	Interest rate	Maturity date	Monthly payment	Assets secured	Current or delinquent

Total present balance* \$ _____

Total monthly payment \$ _____

* Should be the same information provided on the current financial statement.

IV. ACCOUNTANT

Name: Rachel Flanders
Larson Allen
220 S 6th St, #300
Minneapolis, MN 55402
(612) 376-4500

V. LAWYER

Name: Mary Probst
Leonard, Street & Deinard
150 S Fifth Street, Suite 2300
Minneapolis, MN 55402
(612) 335-1500

Applications are due by 4:00 p.m., Thursday, March 31, 2011.



**Union Gospel Mission Twin Cities
Board of Directors 2010-11**

Mr. Carl Schmuland, BOARD PRESIDENT
Retired Senior Principal Design Assurance Engineer, Technical Fellow, Medtronic

Dr. Roger Ettel, BOARD VICE-PRESIDENT
Dentist, Dr. Roger Ettel and Associates

Mr. Mark Henneman, BOARD TREASURER
Vice President, Mairs and Power, Inc.

Dr. Karen Tangen, BOARD SECRETARY
Professor, Bethel University

Dr. John Blank
Executive Vice President, AmeriChoice

Dr. Dennis Conroy
Professor, St. Mary's University & Psychologist in Private Practice
Retired, Law Enforcement

Mrs. Luci Fenner
Retired President, Daisy Inc.

Rev. Rennie Frazier
Pastor, Inver Grove Church of Christ

Judge Paul Magnuson
Senior Judge, United States District Court

Mr. Thomas J. Radio
Attorney at Law, Hinshaw & Culbertson LLP

Judge Sheryl Ramstad
Judge, Minnesota Tax Court

Executive Director
Rev. Kenneth Peterson, Executive Director
Direct Line: (651) 789-7568
kpeterson@ugmtc.org

Honorary Board Members
Mr. Jerome (Jerry) Rowe, Retired, 3M
Mr. Gilbert (Gil) Thoele, Retired Owner/President, Thoele Printing

FLOYD

Base Scope Equipment Description and Pricing Schedule

Closed Circuit Television System

Head End Security Room

- 1 – ExaQVision EVIP 01-01 video management software
 - Install on a compatible PC to be provided by others
 - Connect to all IP cameras via the existing building network.
- 1 – GE- DSSG-244-POE 24 port POE switch
- 1 – WRS-6 low profile wall rack

Camera #1 Child Care Room #1 (existing)

- 1- Wall mounted IP camera

Camera #2 Child Care Room #2 (existing)

- 1- Wall mounted IP camera

Camera #3 Main Child Care Entry (existing)

- 1- Wall mounted IP camera

Camera #4 Inside Child Care Main Entry (existing)

- 1- Wall mounted IP camera

Camera #5 Outside Child Care Main Entry (existing)

- 1- Outdoor wall mounted IP camera

Camera #6 Outside Child Care (new)

- 1- Outdoor wall mounted panorama IP camera
 - Will provide expanded view of the parking lot

Camera #7 Outside Child Care (existing)

- 1- Outdoor wall mounted IP camera

Camera #8 Child Care Hallway (new)

- 1- Wall mounted IP camera

Cameras #9 and #10 New Child Care Area (new)

- 2- Wall mounted IP cameras

Camera #11 Outside Community Center Main Entry (existing)

- 1- Outdoor wall mounted IP camera

FLOYD

Camera #12 Main Community Center Entry (existing)

1- Wall mounted IP camera

Camera #13 Inside Community Center Main Entry (existing)

1- Wall mounted IP camera

Camera #14 Community Office/Reception Area (new)

1- Wall mounted IP camera

Camera #15 Community Center Family Room (new)

1- Wall mounted IP camera

Camera #16 Community Center Upstairs Hallway Area (new)

1- Wall mounted IP camera

Camera #17 Community Center Gym (existing)

1- Wall mounted IP camera

Camera #18 Community Center Gym (new)

1- Wall mounted IP camera

Camera #19 Community Center Hallway Door (existing)

1- Wall mounted IP camera

Camera #20 Community Center Downstairs Hallway (new)

1- Wall mounted IP camera

Total Investment for Base Scope:

\$18,850.00

PROPOSAL
MINNESOTA RUSCO, INC.
RUSCO WINDOWS AND DOORS
5558 Smetana Dr.
Minnetonka, MN 55343
(952) 935-9669

Date: August 20th, 2010

Proposal Submitted to:

Union Gospel Mission
Attn: Greg Verley
77 Ninth Street East
Saint Paul, MN 55101

Phone: (651) 307-3028
Fax: (651) 222-7968
Email: gverley@ugmtc.org
Jobsite: Community Center

Minnesota Rusco, Inc. proposes to furnish and install twelve (12) Quaker Vinyl Windows glazed with Low E and Argon insulated glass. Color to be White. All exterior caulking to be done by Minnesota Rusco, Inc.

QUANTITY	STYLE	APPROX SIZE
12	Vinyl Fixed-Lite (Stack above Slider)	48" x 65"

Total Cost : \$11,995.00

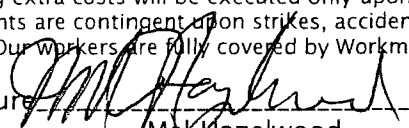
Minnesota Rusco, Inc. to furnish building permit.
Minnesota Rusco, Inc. to remove and haul away old windows.
Minnesota Rusco, Inc. not responsible for painting or staining.
Minnesota Rusco, Inc. will replace any rotted sills, if needed at a cost of \$75 each.
Customer is responsible for removing and reinstalling shade brackets.
Customer is responsible for washing new windows after installation.
Customer to furnish space for dumpster and a couple of storage containers.
Minnesota Rusco, Inc. not responsible for any damage to stucco which may occur during removal of old windows.

~OWNER RESPONSIBLE FOR SMOKE/CARBON MONOXIDE DETECTORS WHERE REQUIRED BY BUILDING CODE~

PLEASE ALLOW 8 WEEKS FOR DELIVERY.

=====

WE PROPOSE hereby to furnish material and labor-complete in accordance with above specification in the sum of : **(TERMS TO BE DISCUSSED)**. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature  Note: This proposal may be withdrawn
by us if not accepted within 60 days.

=====

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance_____

Signature_____

Signature_____

Hello Greg,

Based on preliminary research, we are pleased to provide the following budget amounts for various site improvements. We have also attached a siteplan sketch to indicate a potential layout for soccer field and parking area improvements. We hope this information is helpful. Let us know if we can assist with future endeavors.

SOCCER FIELD IMPROVEMENTS

- \$15,000 (re-grade the field)
- \$15,000 (re-seed)
- \$20,000 (irrigation)
- \$12,000 (underground drain tile – might not be necessary – depending upon the competition expectations of the field – ie. practice vs. games, etc).
- Soccer Field Cost \$62,000

PARKING LOT IMPROVEMENTS

- \$20,000 (concrete removals)
- \$60,000 (new bituminous)
- \$12,000 (concrete curb)
- \$10,000 (stormwater allowance)
- \$ 6,000 (landscape allowance)
- Parking Lot Cost \$108,000

OTHER SITE IMPROVEMENTS

- \$12,000 (concrete sidewalks)
- \$ 4,000 (signage)
- \$ 4,000 (flagpole & furniture)
- \$ 4,000 (additional landscape)
- Other Site Costs \$24,000

TOTAL POTENTIAL COST = \$194,000

Best Regards,
Victor

Victor Pechaty, AIA | Partner | BKV Group | Ph: 612.373.9135 | 222 North 2nd Street,
Minneapolis, MN 55401

Architecture, Interior Design, Landscape Architecture, Engineering | www.bkvgroup.com

Please consider the environment before printing this email; print only if necessary.

DONALD L. CURWICK
AIA
278 UNIVERSITY DRIVE, NORTON, MASSACHUSETTS
TEL. 617/452-2265



King Family Foundation
Child Development Center
778 North Main Street, North Andover, MA 01845

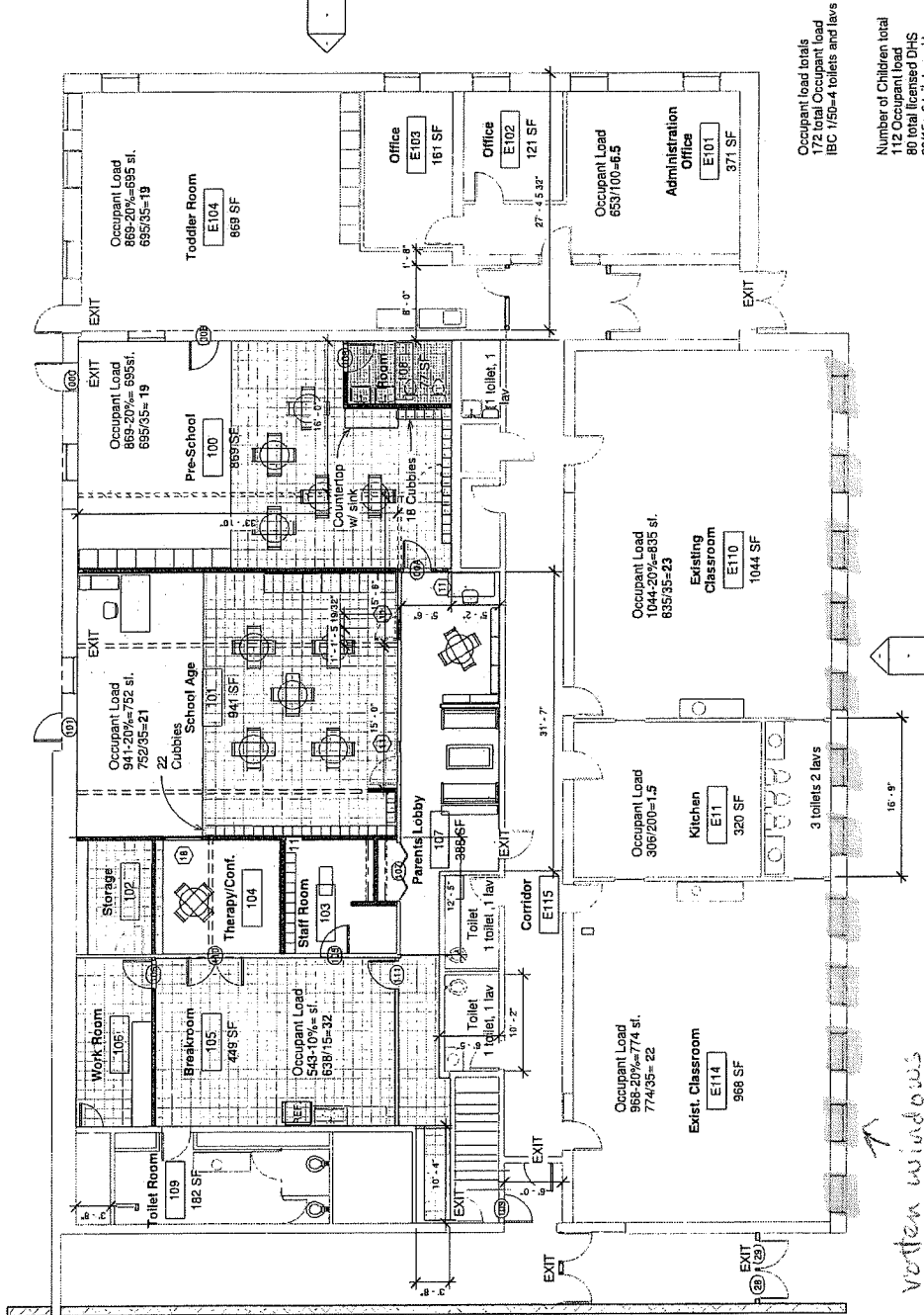
Daycare Center Expansion

REVISIONS

FLOOR PLAN

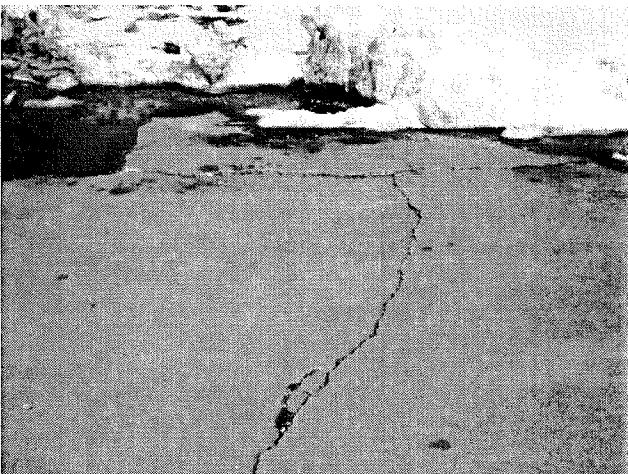
A1

OF 2



① Alternate Plan
1/8" = 1'-0"

Ober Community Center
Front areas, parking lot views
3/30/2011





March 30, 2011

Barbara Martenson
Union Gospel Mission
77 Ninth St. East
Saint Paul, MN 55101

RE: Facility Upgrades

Dear Barb:

I want to take the time to thank you and the Union Gospel Mission for our long lasting partnership that has transformed many lives. We are so grateful and appreciative for the space that you allow us to use for our early education program located at your Ober Community Center. Research continues to prove that investing in early education is the key to developing productive citizens. Together we continue to be the foundation in nurturing children for future academic and social success.

We are very appreciative of your attentiveness to the facility's maintenance needs. We look forward to the completion of the work you plan to have done to prevent water drainage in the playground and parking lot. It's comforting to know that you have already taken steps to make the necessary changes to ensure safety for our children, families and community.

Once again we thank you for your partnership and your commitment to our early education program and the Frogtown community.

Sincerely,

A handwritten signature in black ink, appearing to read "Talaya Tolefree".

Talaya Tolefree, Director
Bethel University King Family Foundation Child Development Center



----- URBAN YOUTH LEADERSHIP CONNECTION -----

375 St. Anthony Avenue • St. Paul, MN 55103

Empowering immigrant and urban youth to become cross-cultural leaders through the unifying language of soccer

The Union Gospel Mission
The Ober Community Center
376 Western Avenue
Saint Paul, MN 55103

March 31, 2011

Dear Partner

We would like to sincerely thank you for the partnership support to our organization and for your vital services to our underserved immigrant and urban youth and families in the St. Paul. For the past six years, you have helped us to achieve our mission of developing leadership skills to underserved immigrant and urban youth through the unifying language of soccer.

Throughout our partnership programming, you have provided welcoming classrooms for homework help and a space for motivational leadership activities and a safe field space for affordable soccer programs. In six years, over 594 immigrant youth and their families have accessed to a variety of programs, and used facilities at the Ober Community Center. Last year alone, 99 immigrant and urban youth participated in the afterschool academic program activities that included homework help and tutoring sessions. Approximately 32 games and 324 year-round soccer practices sessions were held on the Ober Community Center' soccer field and/or gym space.

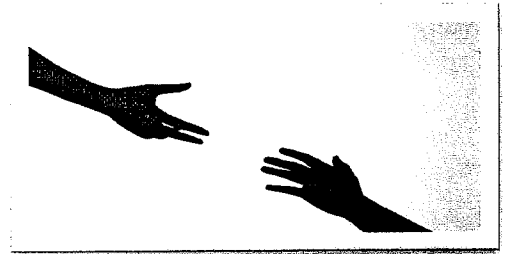
Again we thank you for helping us reach out to our economically disadvantage immigrant and urban youth. We look forward to continuing our partnership to provide these vital services to our community.

Sincerely,

Jean-Paul Bigirindavyi
Executive Director

GOODHELP INC.

***1968 Parkway Drive
North Saint Paul MN 55109***



3/31/2011

*Union Gospel Mission
435 East University Ave.
St. Paul MN 55101
Attn. Barb Martenson:*

Barb;

This letter confirms our commitment to donate \$10,000.00 this summer to be used at the Ober Center. You can expect the funds to be released in early to late July. We are very excited and thrilled to be part of the continued renovations at the Ober Center.

If you have any Questions Barb give feel free to give me a call.

Best regards

*Jack Mordh
President of the Board
GoodHelp Inc.*

Ober Community Center Snapshot *Recent Activity—February & March 2011*



February 2011 Facility Use Highlights

- Black History Month Celebration (168 people)
- Generations Hmong Support Group
- St Paul Mosaic Church (200 participants)
- Bethel King Center Gym (M-f)- 466
- Pilgrim Baptist Group (16 participants)
- 10,000 Lakes Soccer (212 participants)
- Under Youth League Soccer (262 participants)
- Flawless Drill Team (429 participants)
- Peace Celebration Planning Meetings
- Homework Center
85% of Homework Center kids come from the soccer teams.
- Open Gym (200 men came to play basketball to play 5 nights/week)
- Soul Source (12-18) - club activities
- Life Source (8-11) - club activities

Spring Break LEAP

Collaborative Basketball Tournament

March 25, 2011 (2 pics above)

- AAU Referees
- Trophy for Most Valuable Player
- Trophy for Best Team

Over 100 kids had a fabulous time competing and the following placed:

Champions: Evans & Sons, Inc.

2nd place: Mt Airy Boys & Girls Club

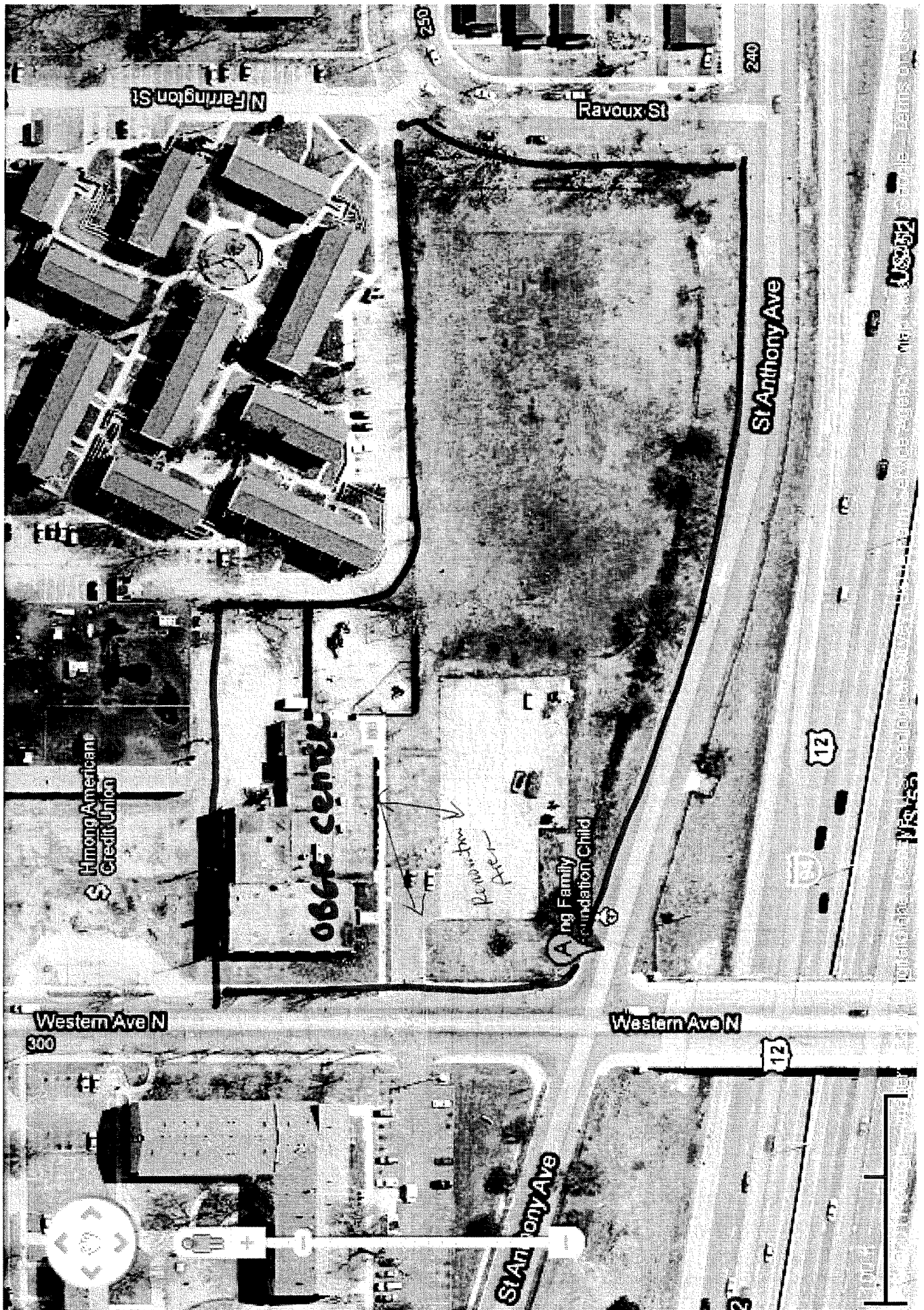
3rd place: Jerry Gamble Boys & Girls Club

4th place: Ober Community Center

Consolation Champions – YWCA Impact

6th place: Center for Hmong Art & Talent

7th place: Commonbond Skyline

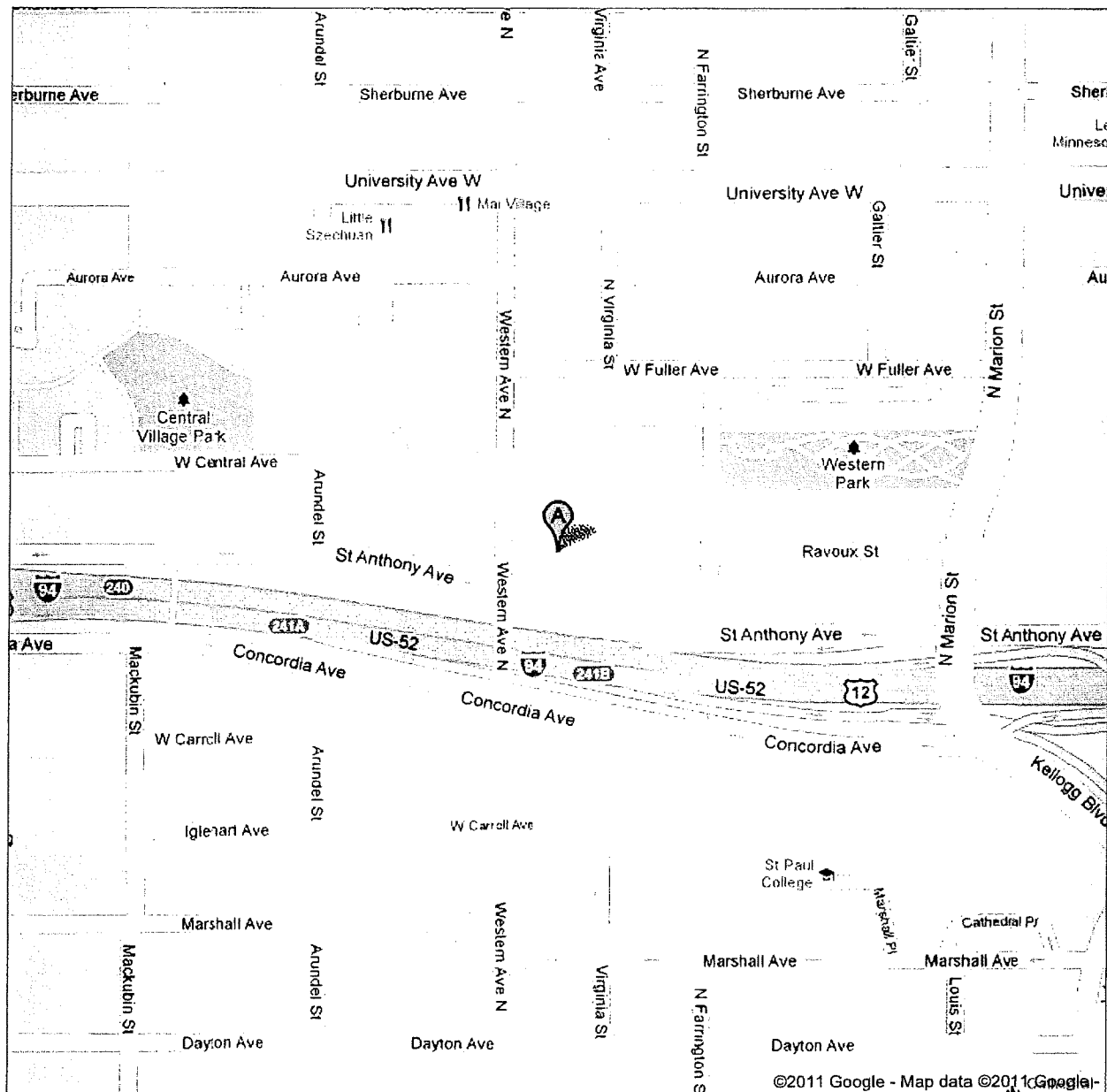


Google maps Address **376 Western Ave N**
St Paul, MN 55103

Get Google Maps on your phone



Text the word "GMAPS" to 466453



Section A: Proposal & Organization InformationProject Name: R & M 222 Starkey Street Ward 2 Planning District 3Legal Entity Submitting Request: R & M Holdings, LLCPlease check organization type(s): Public ☐ For Profit ☒ Non-Profit ☐Mailing Address: 251 Starkey Street Saint Paul MN 55107
STREET CITY STATE ZIPContact Person For This Request: Mark RyanDaytime Phone: (651-251-6100) Fax #: (651-223-8197) Federal Tax I.D. # 26-1544847E-mail Address: mark@bolander.comProposal Location: 222 Starkey Street, Saint Paul, MN 55107**STAR Funding Request:**Grant request \$ 100,000Loan request \$ 125,000proposed interest rate and term: 4% 20 yearsTotal STAR Request: \$ 225,000.00 (total from page 7)Total Match Leveraged: \$ 700,000.00 (total from pages 7 & 8)**The following compliance issues may apply to your proposal and can be reviewed on the City of Saint Paul's website:** <http://www.stpaul.gov/index.asp?NID=2659>

- * Vendor Outreach Program: Goals apply to *all* projects receiving city funding
- * Federal Davis Bacon Requirements: Projects funded with \$2,000 or more of *federal* dollars
- * Little Davis Bacon Requirements: Projects funded with \$10,000 or more of *city* dollars
- * Two Bid Policy: Projects receiving \$20,000 or more of city funds
- * Business Subsidy: May apply to recipients of grants of \$25,000 or more and loans of \$75,000 and over
- * Affirmative Action: Entities receiving \$50,000 or more of city funds within a 12-month period
- * Living Wage: Entities receiving \$100,000 or more of city funds
- * Project Labor Agreement: Entities receiving \$250,000 or more of city funds
- * Section 3: Economic opportunities to low income persons or business concerns residing close to the project's location
- * Sustainability Initiative: A plan to make future development projects more environmentally and financially sustainable

We authorize Planning and Economic Development to order a consumer credit report and verify other credit information, including past and present mortgages and contract for deeds, as necessary to process our STAR application.

Individual Completing the Application:

Mark Ryan Treasurer 3/31/2011

Name (please type)

Title

Date

Signature



Chief Officer or President:

Richard O'Gara

Chief Manager

3/31/2011


Signature

Name (please type)

Title

Date

Signature

II. PROPOSAL INFORMATION:

1. Please provide a description of your project or program in the space provided:

Carl Bolander & Sons, Co. is a highway/heavy contractor located on 251 Starkey Street. We specialize in excavating, grading, demolition, underground utilities, soil remediation, earth retention and piling. We have been in our existing facility for approximately 30 years. The company has been in business since 1924 and relocated from Minneapolis in 1982. We employ approximately 250 employees and have worked on many projects in the City of St. Paul. We are currently working on the Union Depot Project and recently completed the Utility Relocation Project on 4th Street for the Central Corridor Light Rail Transit.

222 Starkey Street is an existing office/warehouse property located adjacent to our companies headquarters. It was previously occupied by Seacole Chemicals and C & H Chemical. For approximately 2 years the building has been vacant. We have had several conversations with the owner to purchase the property. There are some soil contamination issues under the existing warehouse building and a Response Action Plan has been submitted to the MPCA for correction the conditions.

We are interested in purchasing the property, cleaning up the soil, remodeling the building, landscaping the site, and ultimately expanding our business into the building as well as providing rental space for possibly two MBE /DBE Companies we have been working with and mentoring in construction management.

2. Briefly describe, in quantifiable terms, the specific results of this proposal (i.e.: 10 houses rehabbed in 2 years; 5 jobs created by business expansion; 15,000 sq. ft. Community Center addition.)

Currently the existing building is vacant without any current business prospect. Our proposal would be to remodel 5,600 square feet of office space and 15,500 square feet of shop / warehouse space. The property is zoned I1 and we would provide 4 office positions, 1 mechanic position, 2 driver positions, 2 operator positions, and 4 labor positions.

3. Please explain the public benefit of your project:

Vacant property is dangerous to any neighborhood. The current owner is very responsible in maintaining and watching the property. It can just be a matter of time before there may be issues with vacancy. We would be putting this property back into service with good paying jobs. Carl Bolander & Sons, Co. does support our local business neighbors such as Weinhaugen Auto, Joesph's Grill, The Wabasha Deli, Bremer Bank, Reihm Motors, Holiday Station, Backstreet Grill, and the Xcel Energy Center just to name a few.

We have supported the neighborhood organizations, such as Neighborhood House and Guadalupe School. We hire from the local neighborhood as much as possible.

II. NEIGHBORHOOD PLANNING/COMMUNITY SUPPORT: Community involvement is a critical part of

the STAR program. In this section you are being asked to identify the participation of neighborhood and community groups in your proposal.

1. Will your project be coordinated or partnered with any other project, program? If yes, please describe:
We will apply for a Met council grant.

2. Is this proposal identified as part of an adopted city, neighborhood, or business plan? If yes, please describe: (Neighborhood plans can be found @ www.stpaul.gov/index.aspx?NID=3446)
No

3. Is there neighborhood\community support for this proposal? YES x NO _____. Please explain:
The neighbors around our current facility support the building being put back into service. We have also had interest in renting space in the building from two small businesses that we work with.

III. PUBLIC COST: This section helps define the financial impact of your request on the general public. Please be as accurate as possible:

1. Will this project/program result in a change in the tax base? If yes, please complete the following:

\$35,604.00 Current property taxes payable per year (two parcels)

\$21,000.00 Estimated taxes after project is completed

-\$ 14,604.00 Net change in taxes per year (building is currently overvalued)

2. For proposals that remove property from the tax rolls, you'll need to calculate a Payment in Lieu of Taxes (PILOT) that will replace the lost property tax revenue. Suggested minimum is 25% of the total current taxes to assist with basic safety services to be paid for 20 years or the term of the agreement, whichever is longer. The estimated PILOT is: _____.

IV. PROJECTED JOB CREATION / RETENTION

<input type="checkbox"/> Job Impact <input type="checkbox"/> No Job Impact	Year 1	Year 2	Year 3	Year 4	Year 5
# of New Full-Time Permanent Jobs CREATED Each Year	2	6	3	3	3
# Of Full-Time Permanent Jobs RETAINED Each Year	5	0	0	0	0
#OF FULL-TIME PERMANENT JOBS LOST Each Year					
# of Construction/Temporary Jobs CREATED Each Year	20	0	0	0	0
Average Wage for Full-Time Permanent Workers	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00

V. STAR PROJECT / PROGRAM ACTIVITIES: The Neighborhood STAR Program provides funding for a variety of activities. Please complete the one section only that best describes your proposal:

A. Development/Redevelopment; B. Open Space Improvement; or C. Re-lending/re-granting Program:

A. Commercial or Residential Development/Redevelopment Project: If you are requesting funds for a commercial or residential development/redevelopment project, please complete the following section:

1. Define the type of public benefit that can be expected. Please place a "1" next to the item you believe is the primary benefit, and a "2" next to the item you select as a secondary benefit:

	Support Vitality of Industry	3	Incr. Women/Minority Businesses		Address Special Housing Needs
	Stablize Market Value		Encourage Entrep'ship		Retain Homeowners in the City
	Provide Self-Employment Opt's		Generate Private Investment		Maintain Housing Stock
1	Create Local Business	2	Support Commercial Activity		Incr. Home Ownership Stock
	Retain Local Business		Heritage Preservation		Provide Affordable Housing

2. Before a development proposal may proceed, you must have control of the property. Please indicate the type of site control you have: Deeded Title ___ Purchase Agreement (X) Purchase Option___ Existing Lease ___ Lease Agreement ___ Other ___ Comments:

3. a. Type of development: New Construction _____ Rehabilitation/Expansion (X)

- b. Describe the current use of space (number of units, sq. ft., commercial, residential, etc.)

Vacant, The business that operated in the building was purchased and then moved out of the city two years ago.

- c. List the proposed use of space (office, retail space, housing units, etc.)

2 office suites on the upper level and warehouse space on the lower level.

- d. Will the proposal provide the leasing of space? YES (X) NO ___ If yes, please provide:

PROSPECTIVE TENANTS	SQUARE FOOTAGE	RENT PER SQUARE FOOT	IS LEASE SIGNED?
OTA Trucking – Women owned	4000	\$4.00 warehouse	no
Construction25 – Minority owned	2000	\$9.00 office	no

4. Anticipated start date? September 2011 Estimated completion date? December 2011

5. If this request is for a new business start-up, **please attach** your business plan. N/A

6. Has a developer, architect, general contractor, and/or leasing and management firm been selected? Yes _____ No (X) If yes, please identify:

7. Have detailed cost estimates been prepared? Yes(x)___ NO ___ If yes, **please attach**.
A Pro forma and Construction Estimate is attached.

9. Please attach program guidelines.

VI. **SOURCES AND USES:** Please attach an itemized budget or contractors' estimates where applicable. Itemize use of STAR funds, private match and non-matching funds for the entire project:

CATEGORY	STAR LOAN REQUEST	STAR GRANT REQUEST	MATCHING FUNDS	NON-MATCHING FUNDS*	TOTAL
Acquisition			\$450,000.00		\$450,000.00
Rehabilitation:					
residential					
commercial	\$125,000.00	\$100,000.00	\$250,000.00		\$475,000
New Construction:					
residential					
commercial					
Public Improvements					
Private Open Space Improvements					
** Direct Project Costs					
TOTALS: <i>total(s) also appear on pages 1 and 8</i>	\$125,000.00	\$100,000.00	\$700,000.00		\$925,000.00

Line Item Examples:

Acquisition:	up to 20% of STAR funds may be used to purchase an existing building or property
Commercial/Housing Rehabilitation:	capital improvements to an existing building
New Construction:	new structure
Public Improvements:	streetscape, play equipment, park benches, permanent signs, exterior lighting etc. on public property
Private Open Space Improvements:	playground, community garden etc. on private property

* Please List the additional funds being used on this project that do not qualify as matching contributions (i.e. city grants from CDBG, TIF, CIB or the HRA)

Direct Project Costs (Soft Costs) - Up to 20% of STAR funds may be used for soft costs (i.e. acquisition, architect, engineering, legal and loan fees, environmental testing, permits, licenses, etc.) Eligible soft costs do not include **general administrative fees, marketing, or operating costs. Please itemize and describe soft costs:

See contractor's estimate.

VII. SOURCE OF MATCHING FUNDS: Matching funds must be *directly* related to the capital improvement proposal. Please refer to the Neighborhood STAR Guidelines (www.stpaul.gov/star) for eligible match criteria.

Please Identify Source & Type of Matching Funds	Amount	Date Available	Match Firm?
A. Estimated volunteer labor/sweat equity*:			
B. Estimated in-kind service*:			
1			
2			
3			
C. Estimate and name source of cash donations:			
1			
2			
D. Name and amount of anticipated foundation grants:			
1			
2			
3			
E. Amount of loan(s) and name of lender:			
1Bremer Bank	450,000	Anytime	
2			
F. Amount and source of private equity:			
1Richard O'Gara	125,000	Anytime	
2Mark Ryan	125,000	Anytime	
3			
G. Amount, source and type of other match:			
1			
2			
3			
TOTAL VALUE OF MATCHING FUNDS**	\$ 700,000		

* Up to 30% of the total match may be indirect contributions including in-kind goods and services, sweat equity and/or volunteer labor. Sweat equity and volunteer labor is valued at \$15 per hour (STAR Guidelines, page 7)

** Same total appears on pages 1 and 7

VIII. APPLICANT INFORMATION. This section provides the STAR Board, elected officials, and staff with basic information about your organization, and its abilities to carry out a STAR project.

1. Please describe your organization (i.e. its history, structure, business, membership, purpose etc.)

Carl Bolander & Sons, Co. was founded in 1924 by Swedish immigrant Carl Bolander specializing in grading and excavating. In 1941, Carl's son Ivar Bolander became the second president of the company. In 1961, David Bolander, Ivar's son, becomes the third president of Carl Bolander & Sons, Co. In the 1980's the company began soil remediation, landfill closures and construction, underground storage tank removal and waste control projects. SKB Environmental was established as a wholly owned subsidiary of Carl Bolander & Sons, Co.

In 1986 Rick O'Gara joins Carl Bolander & Sons, Co. and SKB Environmental. In 2001, Mark Ryan joins Carl Bolander & Sons, Co. as president. Rick O'Gara is president of SKB Environmental.

In 2005, Rick O'Gara and Mark Ryan complete the purchase of Carl Bolander & Sons, Co. and SKB Environmental from David and Dorothy Bolander.

Carl Bolander & Sons, Co. is a highway/heavy contractor and employs approximately 150 people. SKB Environmental has over 35 year of experience in recycling and total waste management solutions. SKB provides hauling, waste processing, recycling and environmentally sound waste disposal services. SKB employs approximately 50 employees. Both companies provide its employees with excellent wages and benefits as well as safe work environments.

For more information please visit our websites – www.bolander.com and www.skbinc.com.

2. What is your status as a legal entity? (i.e. corporation, partnership, nonprofit, proprietor, etc.)
LLC
3. Who will be the designated project manager? Mark Ryan _____
Please see attached Résumé

4. Do you have an adopted\official conflict-of-interest policy? If so, please summarize or attach. N/A

5. If you have received City funds within the past five years, please identify below or attach a separate list:
N/A

YEAR	PROGRAM	AMOUNT	BALANCE

Section B: Financial Information

ORGANIZATION MANAGEMENT Proprietor, partners, officers, directors, governors and all holders of outstanding stock (100% of ownership must be shown.) Use a separate sheet if necessary.

NAME AND TITLE	COMPLETE ADDRESS	% OWNED
Rick O'Gara, Chief Manager	251 Starkey Street St. Paul, MN 55107	50%
Mark Ryan, Treasurer	251 Starkey Street St. Paul, MN 55107	50%

Do you have affiliate and/or subsidiary firms (20% or more ownership in other entities)? If so, please provide the last fiscal year end financial statements for the listed firms.

If your business is a franchise, include a copy of the franchise agreement and the franchiser's FTC disclosure statement.

PLEASE PROVIDE THE FOLLOWING (check if attached or "N/A" if not applicable):

☒ A current balance sheet and a current operating statement. (Last business quarter)

☐ Aging of accounts receivable/accounts payable as of the date of the current balance sheet.

☒ A year-ended balance sheet and profit and loss statement for the previous three years, with accountant's letter, notes and supporting schedules. Please see tax returns

☒ Detailed cash flow projections for 12 months of operation or a projected annualized income statement with assumptions.

TBD_ A copy of existing or proposed purchase agreement or lease agreement. (Provide appraisal, if available.)

☒ If project involves construction, please include specifications and contractors' estimates.

N/A_ If project involves the purchase of fixed assets, please include purchase agreements or vendor quotes.

N/A_ If a corporation, please provide articles of incorporation and bylaws.

N/A_ If a partnership, please provide partnership agreement.

☒ If LLC, please provide articles of organization.

☒ Copies of last three years business tax returns.

N/A Current personal financial statements for partner, officer, owner, and each stockholder with 20% or greater ownership.

X Resumes of principals and key management.

N/A If this project includes bank participation, please provide a bank commitment letter. Can be provided if needed.

I. BANK REFERENCES

BANK	ACCOUNT OFFICER	PHONE
Bremer Bank	Jane Naughtin	952-932-6742

II. TRADE REFERENCES

COMPANY	CONTACT PERSON	PHONE
No Debt and No Payables		

III. DEBT SCHEDULE

Please list all existing business debts. Date*: _____

Creditor name	Original amount	Original date	Present balance	Interest rate	Maturity date	Monthly payment	Assets secured	Current or delinquent
N/A								

Total present balance* \$ _____ 0

Total monthly payment \$ _____ 0

* Should be the same information provided on the current financial statement.

IV. ACCOUNTANT

Name _____ Todd Tasgart with Grant Thornton

Address _____ 500 US Bank Plaza, 200 6th St, Minneapolis, MN 55402

Phone/e-mail _____ 612-672-3614

V. LAWYER

Name John Lang, Messerli & Kramer

Address 1400 5th St. Tower, 100 S 5th St, Minneapolis, MN 55402

Phone/e-mail 612-672-6314



251 STARKEY ST. - P.O. BOX 7216
SAINT PAUL, MINNESOTA 55107
PHONE: (651) 224-6299 FAX: (651) 223-8197

BUDGET PROPOSAL

March 31, 2011

Project: Soil Vapor Response Action Plan

222 Starkey Street

St. Paul, MN

Engineer: Psihos & Associates, Inc.

December 12, 2007

Furnish and Install Soil Vapor Extraction System

Base Bid Includes:

1. Mobilization and Supervision of our crews and equipment.
2. Removal and disposal of concrete slab within warehouse structure.
3. Disposal of concrete at industrial waste landfill.
4. Excavation of 24" of existing soil.
5. Disposal of 24" of soil at industrial waste landfill.
6. Furnish and install 6" of clean sand soil.
7. Furnish and install 4" flexible slotted pipe.
8. Furnish and install 12" of gravel around slotted pipe.
9. Furnish and install 40 mil vapor barrier.
10. Furnish and install 6" of sand fill over vapor barrier.
11. Furnish and install 6" reinforced concrete slab in warehouse area.
12. Furnish and install draft blower and associated electrical services.
13. Repair plumbing pipes in warehouse area.
14. Prepare and submit the response action implementation report.
15. Prepare and submit monitoring and reporting as per report.

Base Bid Excludes:

Utility Relocation; Permanent Site Fencing; Permits and Fees

Budget Total

\$208,000.00

Please call me if you have any questions.

Respectfully,

Carl Bolander & Sons Co.

Mark R. Ryan

President



March 25th 2011

R & M Holdings, LLC
251 Starkey Street
St Paul MN 55107

Dear Mr. Ryan and Mr. O'Gara

RE: 222 Starkey Street and 0 Starkey Street (Lot) Office and Warehouse remodel

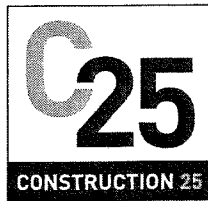
We are pleased to provide you with a bid for the above referenced project. We are a DBE, SBE and MBE certified company. We can provide labor, materials and equipment to complete the work listed below. Our diverse workforce will help you meet your goals on the project, and our contract will count 100% towards the DBE, SBE or MBE goals.

Included in Construction budget:

1. We will remove the walls, floor covering, doors, windows, plumbing fixtures, light fixtures and other miscellaneous fixtures to prepare for the office – warehouse remodel.
2. We will build new walls and ceilings where needed. New windows and doors will be set and all affected areas will be insulated as needed.
3. We will have the wiring, plumbing and heating systems replaced as needed to meet city code and provide for new tenants needs.
4. New drywall will be installed, mudded, taped and sanded.
5. A new ACT ceiling will be installed.
6. The entire interior will be painted.
7. We will install carpet and VCT tile where appropriate.
8. New case work, counter-tops, plumbing and electrical fixtures will be installed as needed for tenants use.
9. All of the warehouse area will get new lighting, garage doors, and wiring as needed for tenants use.
10. The site will be landscaped and screened per a site plan to be developed.

Total Construction Budget: \$218,000.00

12



Soft Costs:

1. Architectural
2. Engineering
3. Survey
4. Phase 1 and 2 updates
5. Landscape Architect
6. Permits /fee's
7. Consultants
8. Appraisals

Total Soft Cost Budget: \$49,000.00

Please feel free to contact me with any questions

Jason S Geschwind

A handwritten signature in black ink, appearing to read 'J. S. Geschwind'.

President



251 STARKEY ST. - P.O. BOX 7216
SAINT PAUL, MINNESOTA 55107
PHONE: (651) 224-6299 FAX: (651) 223-8197

MARK R. RYAN

251 Starkey Street • St. Paul, MN 55107-0216 • (651) 251-6127

EXPERIENCE

Carl Bolander & Sons co.

Owner 2006

President 2001 to present

Responsibilities include the management of our people, and marketing of our corporation to a profitable entity. Enhance the business relationships with our bonding, surety, banking and partners. Strengthen our relationships with our clients by continuing to incorporate the values of responsibility, honesty and integrity in our organizational structure. Insure a quality product and a safe work environment.

ULLAND BROTHERS, INC.

President, 1999 to 2001

Manage and direct Ulland Brother, Inc. by performing the following duties personally or through subordinate managers: leadership, financial monitoring and planning, bidding and sales, relationship with banks, Surety Company and insurance companies, relationship with vendors and board of director member.

FRATTALONE EXCAVATING AND GRADING, INC.

President 1997 to 1999

Responsible for all aspects of \$36M sales in excavating, grading, underground utility, and demolition company. Primary responsibility in overseeing project management, field management, and sales division company. Established executive committee composed of vice-president/field operations, vice-president/finance, corporate secretary, corporate treasurer, and shop superintendent. Under direction, this committee is responsible for business structure, strategic planning, budget analysis, equipment needs, employment needs, company safety, equipment profitability, and company profitability.

FRATTALONE PAVING, INC.

Secretary / Treasurer, 1995 - 1999

Established Frattalone Paving, Inc. in 1995 as a separate corporation from F.M. Frattalone Excavating and Grading, Inc. Instrumental in developing and guiding a management team that has grown to a \$9M sales company. I helped direct the corporation as a member of board of directors and liaison between two corporations.

FRATTALONE EXCAVATING AND GRADING, INC.

Vice-President, 1993 to 1997

Company's first vice-president. Responsible for project management, sales, field managers and field employees. Established corporate safety goals to reduce experience mod rate (EMR) from 1.10 to .76.

FRATTALONE EXCAVATING AND GRADING, INC.

Project Manager / Field Superintendent, 1991 to 1993

Responsible for estimating department project management, sales, job site coordination, hiring of field staff, dispatch and office administration.

FRATTALONE EXCAVATING AND GRADING, INC.

Estimator / Project Manager, 1986 to 1991

Company's first full time estimator. Implemented computer estimating software (Paydirt) and directed estimating department from one person to five people.

FRATTALONE EXCAVATING AND GRADING, INC.

Field Foreman / Graderman, 1985 to 1986

Set grade stakes, layout, operated heavy equipment, job site change orders.

M.J. RYAN CONSTRUCTION COMPANY

FIELD FOREMAN / EQUIPMENT OPERATOR

1980 TO 1985

EDUCATION

Winona State University

B.S. Business Administration / Marketing, 1976 to 1980

Numerous Self-Improvement / Business Development Courses offered by Construction Industry. Computer: Lotus Training, Word Training, Paydirt Training, HCSS Training

AFFILIATIONS:

National Associated General Contractors (A.G.C.) Steering Committee
Young Contractors Forum (YCF) 1997 to 1999

Minnesota A.G.C. Board of Directors
1998 to Present

Trustee - Minnesota Laborers
Employers Cooperation and
Education Trust

SKILLS

- ☐ Professional Management
- ☐ Integrity of People
- ☐ Farsighted Implementer
- ☐ High Energy Level
- ☐ Nurturing Field & Office Operations

Richard L. O'Gara
President SKB Environmental, Inc
CEO, Part Owner Carl Bolander & Sons Co.

SKB Environmental, Inc.

251 Starkey Street • St. Paul, Minnesota 55107-0216

Phone: 651.224.6329

POSITIONS HELD

- | | |
|--|---------------------------|
| • CEO and Part Owner Carl Bolander & Sons Co. | Dec 31 2005 to present |
| • President, SKB Environmental, Inc. | Jan 3 1990 to present |
| • Browning Ferris, Inc (BFI) Divisional Vice-President of
Landfill Market Development | Apr 14 1988 to Jan 3 1990 |
| • Project Manager/Estimator Carl Bolander & Sons Co. | Apr 1 1986 to Apr 14 1988 |

Duties include:

Responsible for maintaining smooth company operations and the day to day major decision making for SKB Environmental, Inc. Some major decision have included deciding on the expansions of SKB Industrial Waste Rosemont landfill, and SKB Rich Valley Demolition Debris landfill; and purchasing the Austin landfill, building transfer stations SKB Malcolm & CD Transfer Station and the Blaine Transfer station; major equipment purchases for SKB and Bolander. And major decisions as part owner of Carl Bolander & Sons Co.

BUSINESS AFFILIATIONS

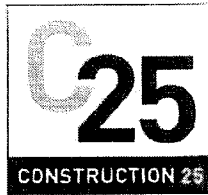
- Board Member of National Association of Demolition Contractors 1992 – Present
- Board Member International Scrap & Recycling Industry 2000 - Present

EDUCATION

- ☐ BS Civil Engineering – University of Minnesota
- ☐ Honorable Discharge Army
- ☐ Demolition / Landfill / Construction

SKILLS

- ☐ Team Player
- ☐ Detail Oriented
- ☐ Dependable
- ☐ Leadership



March 30, 2011
Carl Bolander & Sons
251 Starkey Street
St. Paul, MN 55107

RE: 222 Starkey Street

Dear Mark Ryan,

As a tenant of yours we are writing to express our support of your efforts to rehabilitate 222 Starkey. Over the last year we at Construction 25 have enjoyed being your tenant and have found Carl Bolander & Sons, SKB Environmental and your other various tenants an asset to the neighborhood.

We fully back the idea of taking 222 Starkey, a vacant building and revitalizing it to becoming a contributing partner in the neighborhood. We look forward to being involved in 222 Starkey in any way that we can. Please keep in mind that as we continue to grow, we would be interested in moving Construction 25 into 222 Starkey as we will need more space.

Thank you

Jason Geschwind

President

A handwritten signature in blue ink, appearing to read 'J. Geschwind', written over the printed name.

17

O.T.A. TRUCKING, INC.

2851 Meadowlark Lane

Maplewood, MN 55109

OFFICE (651) 484-9650 FAX (651) 484-6210

March 31, 2011

Carl Bolander & Sons
251 Starkey Street
St. Paul, MN 55107
Attn: Mark Ryan

RE: 222 Starkey Street
St. Paul, MN 55107

Dear Mr. Ryan,

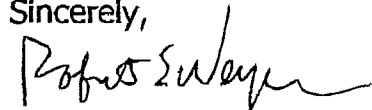
Being a tenant of yours already for my two dump trucks, one since 2004 and the other added in 2006, I am writing to express my support of your efforts to rehabilitate the building at 222 Starkey Street in St. Paul.

As we have discussed previously, you know I am looking to keep my dump trucks inside, as well as the equipment for my other company, **Our Team Advantage, Inc.**, whereby we perform snow removal, lawn care, sweeping and pressure washing. The vacant building located at 222 Starkey Street in St. Paul would be the perfect location for me to do this. I fully back the idea of taking that building and revitalizing it to becoming an asset to you and the neighborhood.

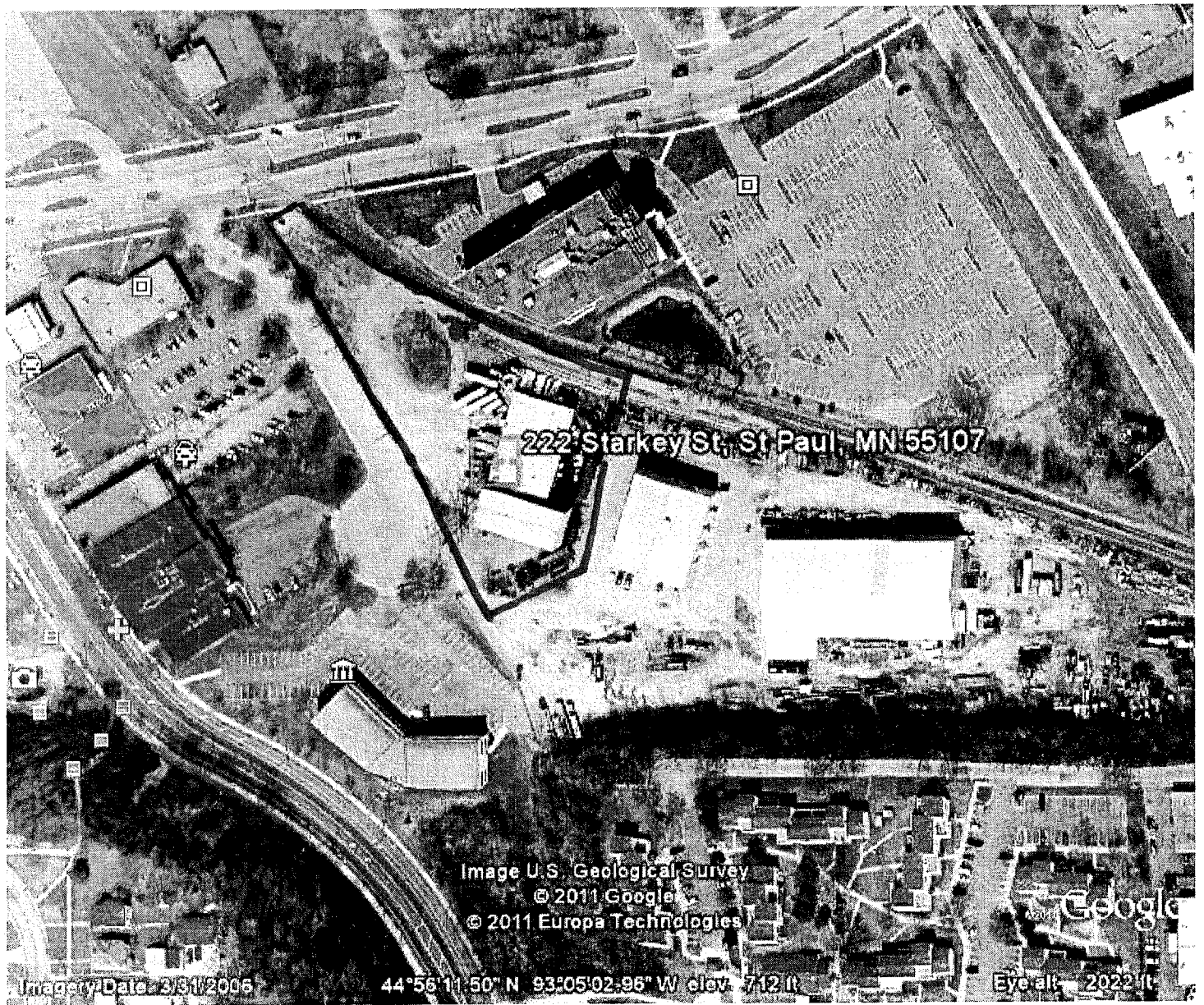
With Carl Bolander & Sons being the contributing factor in getting both of my companies DBE certified, as well as SBE and MBE, I look forward to helping you in any way I can to obtain this building.

Thank you for your help in the past and I hope we can continue to help each other in the future.

Sincerely,



Robert E. Weyer
President



222 Starkey St, St Paul, MN 55107

Image U.S. Geological Survey
© 2011 Google
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Google

Imagery Date: 3/31/2006

44°56'11.50" N 93°05'02.95" W elev. 712 ft

Eye alt. 2022 ft

2011 Neighborhood STAR Program Loan & Grant #11-112

Section A: Proposal & Organization Information

Project Name: Rainbow Child Development Center Ward 5 Planning District 6

Legal Entity Submitting Request: Rainbow Child Development Center

Please check organization type(s): Public ☐ For Profit ☒ Non-Profit ☐

Mailing Address: 1566 Thomas Ave St. Paul MN 55104
STREET CITY STATE ZIP

Contact Person For This Request: Maria Mikel

Daytime Phone: (612)221-8910 Fax #: (651)646-0459 Federal Tax I.D. # 41-1915967

E-mail Address: maria.rose.mikel@gmail.com

Proposal Location: 605 Como Ave, St. Paul, MN

STAR Funding Request:

Grant request \$ 63,050

Loan request \$ 94,575 proposed interest rate and term: 2% for 20 years

Total STAR Request: \$ 157,625 (total from page 7)

Total Match Leveraged: \$ 167,325 (total from pages 7 & 8)

The following compliance issues may apply to your proposal and can be reviewed on the City of Saint Paul's website: <http://www.stpaul.gov/index.asp?NID=2659>

- * Vendor Outreach Program: Goals apply to *all projects* receiving city funding
- * Federal Davis Bacon Requirements: Projects funded with \$2,000 or more of *federal* dollars
- * Little Davis Bacon Requirements: Projects funded with \$10,000 or more of *city* dollars
- * Two Bid Policy: Projects receiving \$20,000 or more of city funds
- * Business Subsidy: May apply to recipients of grants of \$25,000 or more and loans of \$75,000 and over
- * Affirmative Action: Entities receiving \$50,000 or more of city funds within a 12-month period
- * Living Wage: Entities receiving \$100,000 or more of city funds
- * Project Labor Agreement: Entities receiving \$250,000 or more of city funds
- * Section 3: Economic opportunities to low income persons or business concerns residing close to the project's location
- * Sustainability Initiative: A plan to make future development projects more environmentally and financially sustainable

We authorize Planning and Economic Development to order a consumer credit report and verify other credit information, including past and present mortgages and contract for deeds, as necessary to process our STAR application.

Individual Completing the Application:

Maria Mikel Assistant Director 3/31/11 [Signature]
Name (please type) Title Date Signature

Chief Officer or President:

Cheryl Mikel Center Director/Owner 3/31/11 [Signature]
Name (please type) Title Date Signature

II. PROPOSAL INFORMATION:

1. Please provide a description of your project or program in the space provided:

Rainbow Child Development Center's mission is to help each child reach his/her emotional, physical, and developmental growth to the fullest potential in a safe and loving environment that encourages creativity, imagination, and personal strength. Rainbow was founded in 1998 in the Hamline-Midway area under the principle that each child regardless of his or her ethnicity, race, culture, economic situation, religion or background deserves to be given the developmental opportunities necessary for success in kindergarten and beyond.

Rainbow is looking to expand its community impact. Under the ownership of Cheryl Mikel, Love In Action, LLC has purchased a vacant lot and building located at 605 Como Avenue. The building was purchased using private funds of \$230,000 in January 2011. A loan was taken out in the amount of \$112,000. The remaining \$128,000 was paid in cash. The current remaining balance on the loan is \$78,000. This property will be rehabilitated to accommodate Rainbow Child Development Center as a fully functioning child development center for children ages six weeks to six years.

The Como site will be licensed to serve 42 children. It will have nine fulltime employees including lead teachers, teaching assistants, teacher's aides, a cook, and administrative staff. We will have three classrooms prepared to serve infants, toddlers, and preschoolers with plans to expand within five years as the business grows and interest is generated for our program. There will be a commercial kitchen installed to provide the children with hot lunches in accordance with the USDA and the Child and Adult Food Care Program. The lot will provide for more than enough space for adequate parking and an outdoor play area.

2. Briefly describe, in quantifiable terms, the specific results of this proposal (*i.e.: 10 houses rehabbed in 2 years; 5 jobs created by business expansion; 15,000 sq. ft. Community Center addition.*)

The vacant auto sales building located at 605 Como Avenue will be rehabbed into a 3,018 sq. ft. child care center. 9 full-time jobs will be created along with around 20 contracting jobs. 42 available childcare openings.

3. Please explain the public benefit of your project:

Quality child care is an asset to any community but it is especially beneficial to communities where children and families are typically underserved. The Wilder Research Foundation conducted a study which concluded that unprepared kindergarteners cost Minnesota taxpayers \$113 million annually (<http://www.wilder.org/download.0.html?report=2117>). Studies have continually shown that investments in childcare have very high rates of return. An article published by the Federal Reserve Bank of Minneapolis found that investments into its early child development services resulted in a 16% rate of return with 80% of those benefits being public (http://www.minneapolisfed.org/publications_papers/pub_display.cfm?id=3832). The economic impact of quality child care has a threefold affect on employment within a community.

1. Quality early child development services prepare children for kindergarten which leads to a more successful future in school and the workforce. Minnesota Senator Sheila Kiscaden sums up this point in stating, "This is how you create jobs and improve employment in Minnesota by raising kids who are ready to be employed in today's job market. There are jobs out there, but if kids start out behind, it's very difficult for them to gain the skills these jobs require."
<http://www.mnchildcare.org/media/trends.php?id=343>).
2. Quality child care results in a more prepared workforce that is more able to attain and maintain successful positions in the workforce. 76% of Minnesota workers with children under 14 use non-parental care. 25% of Minnesota's working parents with children under five say problems with child care providers have kept them from taking or keeping a job and 22% reported being late, leaving early, or missing work because of issues with their child care provider
(http://economicdevelopmentandchildcare.org/economic_impact_studies/view/4).
3. Within our immediate community, Rainbow will directly create 9 full time positions upon opening for operation including teachers, assistant teachers, teacher aides, and administrative positions. This

project will also create work for about 20 construction and contract workers necessary for rehabilitation of the roof, plumbing, heating/cooling systems, electrical work, an outdoor play area, general contracting, and architectural work. With plans to expand in 5 years, three additional classrooms will bring licensed capacity up to about 84 children. At least six additional fulltime employees will be needed to work in these classrooms as well as the contractors/construction workers needed to complete the new construction.

There are only 5 licensed child care centers in what is considered the North End Neighborhood, including the 55103 area code. There are 2,157 ages 0-4 children living in the North End Neighborhood while the enrollment capacity of centers combined in same the zip code is only 261. Statewide, the child care industry has the capacity to serve only 40% of children with working parents.

This project would offer quality early child development services for 42 children from its opening with plans for expansion to double enrollment possibilities to licensed capacity of 84 considering enough community interest has been generated in our program for the expansion to be successful.

II. NEIGHBORHOOD PLANNING/COMMUNITY SUPPORT: Community involvement is a critical part of the STAR program. In this section you are being asked to identify the participation of neighborhood and community groups in your proposal.

1. Will your project be coordinated or partnered with any other project, program? If yes, please describe:

Rainbow is accredited by the National Association for the Education of Young Children (NAEYC). NAEYC is dedicated to improving early childhood education by encouraging programs to adhere to national standards of quality. Less than 10% of centers nationwide qualify for the honor of NAEYC accreditation. Rainbow is one of only seven centers in the City of St. Paul accredited by NAEYC. We will continue our partnership with this organization in order to provide the highest possible quality care for children enrolled in our program.

As a result of our hard work to achieve excellence in child care standards, Rainbow also participates in the Minnesota Early Learning Foundation (MELF). MELF is focused on evaluating non-traditional, market-driven approaches to improving both the quality of early learning programs, and access to those programs. As part of its important work, MELF provides scholarships to children in need throughout Minnesota. Rainbow has had over 7 children participate in this selective program since the scholarships became available 2009.

MELF also has piloted a quality rating system called Parent Aware for child care programs in Minnesota. Parent Aware issues ratings of 1-4 stars based on family partnerships, teaching materials and strategies, tracking learning, teacher training and education, and child safety. Rainbow has the highest possible rating of four stars.

Rainbow has a long history of successful partnerships within the community. The Neighborhood Development Center (NDC) has worked with Center Director/Owner, Cheryl Mikel for over 12 years. Ms. Mikel has taken many entrepreneurship classes and participated in many community events with the NDC. Cheryl Mikel was awarded Entrepreneur of the Year in 1998. Rainbow also received the NDC's Community Impact Award in 2002. And in 2010, Rainbow was awarded the NDC's highest honor, the Paul and Sheila Wellstone Small Business of the Year.

The National Association of Child Care Resources and Referral Agencies (NACCRRA) and the US State Department commended Rainbow in 2004 for its volunteerism. Rainbow provided free child care services for military families on leave and on active duty.

First children's Finance (FCF) improves the quality and financial viability of early childhood education in Minnesota. FCF has been invaluable to the business planning process offering guidance with the business plan, budgeting, cash flow, and more.

In its efforts to ignite community development, the Sparc organization has also played a large role in Rainbow's past and future success. This organization provides its expertise in maintaining healthy, affordable, and sustainable neighborhoods in the Hamline-Midway, North-End, and South Como. Sparc provides business consulting and community involvement services.

Rainbow will also continue its partnership with St. Paul Public Schools Project Early Kindergarten (PEK). The PEK program offers continuous trainings on a monthly basis, weekly coaching from a trained professional, and personal learning communities to enhance the knowledge and skills developed within the programs.

For the 2010-2011 school year, two of our teachers in the preschool classroom were accepted into the Minnesota Reading Corps (MRC). MRC is a statewide initiative to help each child become a reader by grade 3. Sites and members must both complete an application process and are selected based on merit and potential for growth. For the 2011-2012 school year, Rainbow has been awarded a community member to be trained as a literacy tutor working with our preschool students. We have begun recruiting within the community to fill this position.

2. Is this proposal identified as part of an adopted city, neighborhood, or business plan? If yes, please describe: (Neighborhood plans can be found @ www.stpaul.gov/index.aspx?NID=3446)

The District 6 Comprehensive plan states that among its top 8 goals, it hopes to:

1. Maintain a safe environment
2. Strengthen community identity and image
3. Strengthen and revitalize commercial and industrial areas
4. Promote connectivity within District 6 and the Region

Rainbow will be a safe place for parents to bring their children while they go to school and work. Rainbow has a superb reputation backed by huge community involvement and national achievement and will be an asset to the neighborhood. The area is zoned correctly for the business and will rehab a vacant property into a functioning commercial space. Child care is a needed addition to this community and will increase the diversity of businesses. Furthermore, a quality child care center is likely to attract members of surrounding communities and regions.

3. Is there neighborhood\community support for this proposal? YES x NO . Please explain:

Rainbow has an outstanding reputation within the community as a quality child care center welcoming all children and families in need of child development services. The 30 of our 33 current families live in St. Paul. Rainbow relies on providing quality early child development services to children and families within our community and creating a solid reputation that translates to operating at full capacity. Please see attached reference letter in regards to community support.

III. PUBLIC COST: This section helps define the financial impact of your request on the general public. Please be as accurate as possible:

1. Will this project/program result in a change in the tax base? If yes, please complete the following:

 \$13,404 Current property taxes payable per year

 \$23,457 Estimated taxes after project is completed

 \$10,053 Net change in taxes per year

2. For proposals that remove property from the tax rolls, you'll need to calculate a Payment in Lieu of Taxes (PILOT) that will replace the lost property tax revenue. Suggested minimum is 25% of the total current taxes to assist with basic safety services to be paid for 20 years or the term of the agreement,

whichever is longer. **The estimated PILOT is:** _____.

IV. PROJECTED JOB CREATION / RETENTION

<input checked="" type="checkbox"/> Job Impact <input type="checkbox"/> No Job Impact	Year 1	Year 2	Year 3	Year 4	Year 5
# of New Full-Time Permanent Jobs CREATED Each Year					6
# Of Full-Time Permanent Jobs RETAINED Each Year	9	9	9	9	15
#OF FULL-TIME PERMANENT JOBS LOST Each Year					
# of Construction/Temporary Jobs CREATED Each Year	20	5	5		20
Average Wage for Full-Time Permanent Workers	\$12.78				

V. STAR PROJECT / PROGRAM ACTIVITIES: The Neighborhood STAR Program provides funding for a variety of activities. **Please complete the one section only that best describes your proposal:**

A. Development/Redevelopment; B. Open Space Improvement; or C. Re-lending/re-granting Program:

A. Commercial or Residential Development/Redevelopment Project: If you are requesting funds for a commercial or residential development/redevelopment project, please complete the following section:

1. Define the type of public benefit that can be expected. Please place a "1" next to the item you believe is the primary benefit, and a "2" next to the item you select as a secondary benefit:

	Support Vitality of Industry	2	Incr. Women/Minority Businesses		Address Special Housing Needs
	Stablize Market Value		Encourage Entrep'ship		Retain Homeowners in the City
	Provide Self-Employment Opt's		Generate Private Investment		Maintain Housing Stock
	Create Local Business		Support Commercial Activity		Incr. Home Ownership Stock
1	Retain Local Business		Heritage Preservation		Provide Affordable Housing

Before a development proposal may proceed, you must have control of the property. Please indicate the type of site control you have: Deeded Title X Purchase Agreement___ Purchase Option___ Existing Lease ___ Lease Agreement ___ Other ___ Comments:

3. a. Type of development: New Construction _____ Rehabilitation/Expansion X

b. Describe the current use of space (number of units, sq. ft., commercial, residential, etc.)

The lot owned contains a vacant 3018 sq. ft building. The building was previously an auto sales store and has been vacant for over two years. Some environmental testing has been done and concluded that the property is free from lead and asbestos.

c. List the proposed use of space (office, retail space, housing units, etc.)

Childcare center providing quality early child development services to families and children ages six weeks to six years.

d. Will the proposal provide the leasing of space? YES X NO___ If yes, please provide:

PROSPECTIVE TENANTS	SQUARE FOOTAGE	RENT PER SQUARE FOOT	IS LEASE SIGNED?
Schroeder's Bar and Grill (parking)			No

John's Pizza (parking)			No

*Shared parking will be available on our site most likely will be used for staff of John's Pizza and/or Schroeder's Bar and Grill. About 10-15 parking spaces will be available for rent during Rainbow's operating hours of 6:30am-6pm and about 10 additional spaces after hours.

4. Anticipated start date? March 31 Estimated completion date? May 31.
5. If this request is for a new business start-up, **please attach** your business plan.
6. Has a developer, architect, general contractor, and/or leasing and management firm been selected?
Yes X No If yes, please identify:

Architect Deborah Bauknight with Anderbel, LLC.

7. Have detailed cost estimates been prepared? Yes X No If yes, **please attach**.

PLEASE NOTE: Economic development activities may be subject to both the City's Living Wage and Business Subsidy requirements. For more information, please visit the city's website: <http://www.stpaul.gov/index.asp?NID=2659>.

----- If you completed Section A, you are finished with Item VI. proceed to page 7, Item VI. -----

B. Public / Private Open-Space Improvement Projects: STAR money has been used to finance important public and private open-space improvements in our community. These include playgrounds, streetscapes, or improvements to various public facilities. **If you are applying to fund a public or private open-space improvement project** please complete the following:

1. Define the type of public benefit that can be expected. Place a "1" next to the primary benefit, a "2" next to the secondary benefit and complete the tax base data (if applicable) in the following chart:

<input type="checkbox"/>	Remove Blight/Pollution	<input type="checkbox"/>	Improve Health/Safety/Security	<input type="checkbox"/>	Increase/Maintain Tax Base < current tax production: < est'd taxes as built: < net tax change + or -:
<input type="checkbox"/>	Rehab. Vacant Structure	<input type="checkbox"/>	Public Improvements	<input type="checkbox"/>	
<input type="checkbox"/>	Remove Vacant Structure	<input type="checkbox"/>	Goods & Services Availability	<input type="checkbox"/>	
<input type="checkbox"/>	Heritage Preservation	<input type="checkbox"/>	Maintain Tax Base	<input type="checkbox"/>	

2. Please describe your previous experience with public or private open-space improvement projects:
3. Describe the components included in your proposal, and approximate locations (i.e. streetlights, benches, boulevard trees, playground equipment, park improvements, etc.).
4. Explain how this project will be maintained over the life of the improvement:
5. Anticipated start date? Completion?
6. Please list the City department(s) and person(s) with whom you have discussed your proposal:
7. Do you have a construction cost estimate either from, or approved by, the City department and contact listed in #6 above? YES (estimate attached) NO .
8. Have businesses and/or homeowners been approached regarding any required assessments to their property? YES NO . If yes, please indicate:
- a. How many properties will be affected? residential commercial .

b. How many have agreed to pay assessments? residential _____ commercial _____.

----- if you completed Section B, you are finished with Item VI. proceed to page 7, Item VI. -----

C. Re-Lending / Re-Granting Program for Housing or Businesses: This needs to be completed if you are requesting funds to administer a re-lending / re-granting program:

1. Define the type of public benefit that can be expected. Please place a "1" next to the item you believe is the primary benefit, and a "2" next to the item you select as a secondary benefit:

Support Vitality of Industry		Incr. Women/Minority Businesses		Address Special Housing Needs
Stablize Market Value		Encourage Entrep'ship		Retain Homeowners in the City
Provide Self-Employment Opt's		Generate Private Investment		Maintain Housing Stock
Create Local Business		Support Commercial Activity		Incr. Home Ownership Stock
Retain Local Business		Heritage Preservation		Provide Affordable Housing

2. Anticipated program start date? _____ Completion? _____.

3. Please list the number of units (houses or businesses) to be assisted: _____.

4. Briefly summarize how you will select program participants (i.e. income of recipients, requirements for match funds, cash vs. sweat equity.)

5. Describe you and/or your partner's experience and capacity for operating a loan or grant program:

6. How will this program differ from existing City housing or business programs?

7. Will this program coordinate with other City programs? Yes _____ No _____ If yes, please explain:

8. a. Are you planning to provide loans? Yes _____ No _____. grants? Yes ____ No _____. If yes, what type of terms or conditions will be required? (i.e. will there be a mortgage or lien on sub-grantees' property? Occupancy requirements? Will the loan come due if property is sold or rented?)

b. What kind of loan underwriting criteria do you envision? (i.e. collateral, debt-to-income ratio)

9. **Please attach program guidelines.**

VI. SOURCES AND USES: Please attach an itemized budget or contractors' estimates where applicable. Itemize use of STAR funds, private match and non-matching funds for the entire project:

CATEGORY	STAR LOAN REQUEST	STAR GRANT REQUEST	MATCHING FUNDS	NON-MATCHING FUNDS*	TOTAL
Acquisition				\$230,000	\$230,000
Rehabilitation:					
residential					
commercial	\$94,575	\$63,050	\$167,325		\$324,950
New Construction:					
residential					
commercial					
Public Improvements					
Private Open Space Improvements					

** Direct Project Costs					
TOTALS:					
<i>total(s) also appear on pages 1 and 8</i>	\$94,575	\$63,050	\$167,325	\$230,000	\$554,950

*Please note that a significant amount of capital has already been invested into this previously vacant property. If the capital requested in these amounts is not available for Rainbow's use, the property will most likely remain vacant until the market value of the property increases and then sold. It is our ultimate goal to make a child development center financially possible by utilizing the Neighborhood STAR program.

Line Item Examples:

Acquisition:	up to 20% of STAR funds may be used to purchase an existing building or property
Commercial/Housing Rehabilitation:	capital improvements to an existing building
New Construction:	new structure
Public Improvements:	streetscape, play equipment, park benches, permanent signs, exterior lighting etc. on public property
Private Open Space Improvements:	playground, community garden etc. on private property

* **Please List** the additional funds being used on this project that do not qualify as matching contributions (i.e. city grants from CDBG, TIF, CIB or the HRA) *Building acquired prior to submitting a STAR proposal*

Direct Project Costs (Soft Costs) - Up to 20% of STAR funds may be used for soft costs (i.e. acquisition, architect, engineering, legal and loan fees, environmental testing, permits, licenses, etc.) Eligible soft costs do not include **general administrative fees, marketing, or operating costs. **Please itemize and describe soft costs:**

Soft Costs including architect, appraisal, environmental, title, legal and other approximates \$24,000 which is slightly under 20% of the total amount of STAR funds requested.

VII. SOURCE OF MATCHING FUNDS: Matching funds must be *directly* related to the capital improvement proposal. Please refer to the Neighborhood STAR Guidelines (www.stpaul.gov/star) for eligible match criteria.

Please Identify Source & Type of Matching Funds	Amount	Date Available	Match Firm?
A. Estimated volunteer labor/sweat equity*:			
B. Estimated in-kind service*:			
1 280 Volunteer Hours (rate: \$15/hr)	4,200	March 31	
2 Rummage Sale with donated items	2,500	April	
3			
C. Estimate and name source of cash donations:			
1			
2			
D. Name and amount of anticipated foundation grants:			
1 FCF Quality First Grant	3,000		First Children's Finance
2			

3			
E. Amount of loan(s) and name of lender:			
1 Children's First Finance	70,000		
2 US Bank	87,625		
F. Amount and source of private equity:			
1			
2			
3			
G. Amount, source and type of other match:			
1			
2			
3			
TOTAL VALUE OF MATCHING FUNDS**	\$ 167,325		

* Up to 30% of the total match may be indirect contributions including in-kind goods and services, sweat equity and/or volunteer labor. Sweat equity and volunteer labor is valued at \$15 per hour (*STAR Guidelines, page 7*)

** Same total appears on pages 1 and 7

VIII. APPLICANT INFORMATION. This section provides the STAR Board, elected officials, and staff with basic information about your organization, and its abilities to carry out a STAR project.

1. Please describe your organization (i.e. its history, structure, business, membership, purpose etc.)

Rainbow Child Development Center is a socially minded organization with the mission to help each child reach his/her emotional, physical, and developmental growth to the fullest potential in a safe and loving environment that encourages creativity, imagination, and personal strength. We are a community oriented organization that has served children and families in need of quality care within the Hamline-Midway area for 13 years. Of the 70 child care centers in the city of St. Paul, Rainbow is one of only seven to be accredited by the National Association for the Education of Young Children (NAEYC) which is the gold standard for early child development services.

Rainbow operates on the basic principle that all children, regardless of race, culture, ethnicity, economic status or background deserve a nurturing learning environment in which to grow emotionally, physically, and developmentally. Currently 77% of children attending Rainbow participate in Minneosta Child Care Assistance Programs (CCAP) funded by Ramsey County. CCAP is offered only to working families considered low-income. Scholarships are also provided through MELF and other community organizations. Rainbow provides some need-based scholarships based on income. Families are evaluated by management and scholarship funds are determined based on need and taken from the center's profit margin.

Children and families attending Rainbow are typically considered at-risk and are underserved in our communities. According to the Minnesota School Readiness Study conducted by the Department of Human Services in 2009 (<http://education.state.mn.us/mdeprod/groups/EarlyLearning/documents/Report/017119.pdf>), nearly half of all children entering kindergarten are considered to be "not yet" or "in process" of developmental readiness. However, as a result of Rainbow's dedicated teachers, community partnerships, and partnership

with parents, all of the 4 and 5 year old children currently enrolled in our preschool class have been assessed as at or above target to begin kindergarten in the fall of 2011.

We have been happy to lease space with Jehovah Lutheran Church since 1998. However, we are currently engaged in legal negotiations regarding interpretation of the lease agreement. It is unlikely that the negotiations will result in Rainbow remaining at the church. In the event of a positive resolution for Rainbow, Rainbow will operate two NAEYC Accredited child development centers in St. Paul.

We have a long history of success with children and families within our community as well as engaging in community partnerships with various organizations which have been previously detailed in this document.

2. What is your status as a legal entity? (*i.e. corporation, partnership, nonprofit, proprietor, etc.*)

Rainbow is a for-profit S-Corps.

3. Who will be the designated project manager? Cheryl Mikel
Describe her/his background, skills and experience in managing similar-type projects.

Ms. Mikel as 13 years of experience in the field of child development and has taken every opportunity for professional development. She has 5 years of experience in residential remodeling and is becoming well informed on the commercial rehab process through partnerships with AnderBel Construction, the City of St Paul, Sparc, Children's First Finance.

4. Do you have an adopted\official conflict-of-interest policy? If so, please summarize or attach.

Rainbow hires fulltime and temporary employees on the basis of merit and potential for growth. Rainbow does not participate in conflicts-of-interest that may result in a negative impact or an unjust outcome for any party involved.

5. If you have received City funds within the past five years, please identify below or attach a separate list:

YEAR	PROGRAM	AMOUNT	BALANCE

Section B: Financial Information

ORGANIZATION MANAGEMENT Proprietor, partners, officers, directors, governors and all holders of outstanding stock (100% of ownership must be shown.) Use a separate sheet if necessary.

NAME AND TITLE	COMPLETE ADDRESS	% OWNED
Cheryl Mikel, Center owner/director	4550 Helmo Place Oakdale, MN 55128	100

Do you have affiliate and/or subsidiary firms (20% or more ownership in other entities)? If so, please provide the last fiscal year end financial statements for the listed firms.

If your business is a franchise, include a copy of the franchise agreement and the franchiser's FTC disclosure statement.

PLEASE PROVIDE THE FOLLOWING (check if attached or "N/A" if not applicable):

- ☒ A current balance sheet and a current operating statement. (Last business quarter)
- ☒ Aging of accounts receivable/accounts payable as of the date of the current balance sheet.
- ☒ A year-ended balance sheet and profit and loss statement for the previous three years, with accountant's letter, notes and supporting schedules.
- ☒ Detailed cash flow projections for 12 months of operation or a projected annualized income statement with assumptions.
- ☒ A copy of existing or proposed purchase agreement or lease agreement. (Provide appraisal, if available.)
- ☒ If project involves construction, please include specifications and contractors' estimates.
- ☒ If project involves the purchase of fixed assets, please include purchase agreements or vendor quotes.
- ☒ If a corporation, please provide articles of incorporation and bylaws.
- ☒ If a partnership, please provide partnership agreement.
- ☒ If LLC, please provide articles of organization.
- ☒ Copies of last three years business tax returns.
- ☒ Current personal financial statements for partner, officer, owner, and each stockholder with 20% or greater ownership.
- ☒ Resumes of principals and key management.
- ☒ If this project includes bank participation, please provide a bank commitment letter.

I. BANK REFERENCES

BANK	ACCOUNT OFFICER	PHONE
US Bank	Jean Hanson	(651) 636-8300
University Nationwide Bank		

II. TRADE REFERENCES

COMPANY	CONTACT PERSON	PHONE

St. Paul Public Schools, Project Early Kindergarten	Child Care Coordinator, Kate Bonestroo	651-793-5461
Minnesota Reading Corps	Kate Horst, Master Trainer	651-270-7565
Sysco	Lee Grismer	651-216-7333

III. DEBT SCHEDULE

Please list all existing business debts. Date*: March 31, 2011

Creditor name	Original amount	Original date	Present balance	Interest rate	Maturity date	Monthly payment	Assets secured	Current or delinquent
US Bank	112,000	Jan 19, 2011	78,000	4.99%	Oct 10, 2031	335	605 Como	Current

Total present balance* \$ 78,489.58

Total monthly payment \$ 335.76

* Should be the same information provided on the current financial statement.

IV. ACCOUNTANT

Name Robin Schnaidt, Lelm and Associates

Address 12301 Central Ave NE Ste 101, Minneapolis, MN 55434

Phone/e-mail 763-755-5188

V. LAWYER

Name Anne Marie Solberg, Briggs and Morgan

Address 2200 IDS Center, 80 South Eighth Street, Minneapolis, MN 55402

Phone/e-mail 612.977.8400



March 21, 2011

Neighborhood Star Program
Department of Planning and Economic Development
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1622

To Whom It May Concern:

It is with great pleasure that I write in strong support of Cheryl Mikel and Rainbow Child Development Center, Inc. and their proposal to the Neighborhood Star Program of the City of Saint Paul.

I have had the privilege of knowing and working with Cheryl Mikel for the last 12 to 13 years, most recently in my capacity as Director of Capital Investments for First Children's Finance, a nonprofit organization that supports the business side of child care. I am very impressed with how dedicated Ms. Mikel and her staff are to providing the highest quality child care to low and moderate income families in Saint Paul.

Ms. Mikel started her child care center in 1998 in the Hamline-Midway area of Saint Paul. Rainbow Child Development Center is accredited by the National Association for the Education of Young Children (NAEYC). NAEYC accreditation is the gold standard by which quality child care is measured in our country. Fewer than ten percent of U. S. child care centers is NAEYC accredited. Moreover, Rainbow Child Development Center is one of only eight child care centers in the entire city of Saint Paul that is NAEYC accredited. In addition, Rainbow Child Development has achieved a 4 Star (the highest possible) rating in Parent Aware, Minnesota's pilot Quality Rating System for licensed child care programs. Finally, Rainbow Child Development Center has been an active participant in the Saint Paul Public School District's Project Early Kindergarten (PEK), a program to improve the school success of children at risk of poor academic performance.

Rainbow Child Development Center has achieved these high ratings because of Ms. Mikel's commitment to involving parents in their children's learning, her use of research-based curriculum and child assessment tools to track children's learning and progress, and her commitment to ensuring her staff has the education and training needed to best prepare children for school.

Brain research has found that many children growing up in poor families experience unhealthy levels of stress hormones which impair their neural development. This impairment weakens a child's ability to escape poverty – for the rest of his or her life. However, quality care for children in their earliest years can alleviate this impairment and yield tremendous human, economic and social benefits – and reduced costs to individuals and communities later.

13

Rainbow Child Development Center serves many children from low and moderate income families. Many of these families receive child care subsidies from the state and county to help them pay for child care. However, the subsidies do not always cover what it costs a child care center to provide quality care. Furthermore, many needy families do not qualify for subsidies. Ms. Mikel herself personally scholarships several families that are not eligible for subsidy but need and cannot afford quality care.

Ms. Mikel is a small business owner, one of those unsung heroes that keep our communities going. They take enormous risks and bear enormous responsibilities. Yet, Ms. Mikel has remained in business for over 12 years. During that time hundreds of children have benefitted from the high quality care she and her staff have provided. She and her business are huge assets to the City of Saint Paul.

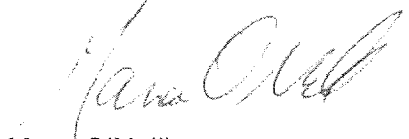
Her proposed child care center at 605 Como Avenue would allow her to not only continue but to further her work in the community. She would bring a building that has been a vacant and blighting influence for several years back to vibrant and productive use. She would continue to provide the highest quality child care to the District 6 neighborhood and to employ eight to ten community residents.

First Children's Finance has been pleased and honored to be working with Cheryl Mikel and Rainbow Child Development Center. I am inspired by Ms. Mikel's commitment to supporting the needs of her community and the successes she is achieving.

In addition, we hope to participate with the City of Saint Paul in the financing of Ms. Mikel's proposed project. We look forward to working with Ms. Mikel and Rainbow Child Development Center on her loan request to First Children's Finance.

Thank you very much for your consideration of the Neighborhood Star Program proposal from Ms. Mikel and Rainbow Child Development Center. If you have any questions, please feel free to call me at 612-279-6502.

Very truly yours,



Mara O'Neill
Director of Capital Investments

Rainbow Child Development Center--Rehab of 605 Como

Project Costs

Roof	26,800
Plumbing	13,000
SAC/WAC	36,000
HVAC	26,000
Electrical	18,000
Carpentry	53,500
Kitchen	65,000
Outdoor Play Area	56,450
Other	
Other	

Soft Costs

Architect	10,000
Appraisal	4,500
Environmental	3,500
Title	1,500
Legal	1,000

Total Project Costs \$ 315,250

Potential Sources - Scenario #1:		Term in Years	Amorti- zation in Years	Rate	Monthly	Annual
Equity	-					
STAR Grant	63,050	0	0	0.00%		
STAR Loan	94,575	20	20	2.00%	(\$478.44)	(\$5,741.27)
First Children's Finance	70,000	10	20	8.00%	(\$585.51)	(\$7,026.10)
Bank Loan	<u>87,625</u>	15	15	7.00%	(\$787.60)	(\$9,451.18)
	\$ 315,250				(\$1,851.55)	(\$22,218.55)

Galvin Home Renovations
 420 Wedgewood Circle
 Hudson, WI 54016

Estimate

Phone: (612) 518-9876
 Fax: (715) 381-2759

DATE	ESTIMATE #
3/20/2011	157

BILL TO
Cheryl 605 Como Ave St. Paul, MN 55106

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
EPDM Roofing	This bid is for replacing rubber roofing. The product is EPDM 60 mil which is used for commercial roofing. The roof will be fully adhered with glue and all seams will be fully adheared with seam tape. This bid also includes the fiber board for underlayment and all fasteners. This also includes labor and material.	1		19,700.00
Flashing	This bid includes all new cap flashing around perimeter of building, maroon in color to match the existing. This product will also be commercial grade. This is included in the EPDM roofing price.	1		0.00
Insulation	The city of St.Paul requires R-22 for insulation. The price is for a 4" rigid foam insulation that will go underneath the fiber board underlayment. This price includes labor, material and fasteners.	1		6,300.00
Demo	Fee to remove the existing roofing and cap flashing.	1		800.00
Dumpsters	Galvin Home Renovations will supply all dumpsters for debris haul off.	1		0.00
Permit	Galvin Home Renovations will supply all permits and set up all inspections required for this project.	1		0.00
Timeline	Will be completed within one week of acceptance of agreement-weather permitting.	1		0.00
		Subtotal		26,800.00
		7% Tax		
16		Total		26,800.00

Master Plumbing Services, LLC

P.O. Box 2451

Inver Grove Heights, MN 55076

Estimate

Date	Estimate #
3/13/2011	511

Name / Address
Sheryl Mikel 605 Como St. Paul, MN

			Project
Description	Qty	Cost	Total
1. Provide & install waste and vent and waters for: 4 toilets, 4 lavs, 3 comp sink, hand sink, mop sink, prep sink, 6 floor drains		8,600.00	8,600.00
2. Provide & install 40 gallon Power Vent water heater. Vent out roof. Flashing by others. Run and hook gas			
3. Cement work by others			
4. All new water piping in pex and copper			
5. Install dishwasher provided by customer			
6. Install customer provided fixtures			
7. Submit plumbing drawing to City of St. Paul for the above work		2,900.00	2,900.00
Work performed that needs inspection		1,500.00	1,500.00
		Total	\$13,000.00

Customer Signature _____

Brite Lite

ELECTRIC COMPANY
contract + design

PROPOSAL

Proposal Submitted To:

Cheryl & Eric Mikel
651.248.5141

Job At:

Child Care Center
605 Como Ave.
St. Paul MN 55105

Date: March 18, 2011

This proposal is only valid for 30 days.

Child Care Center Renovation
(Wiring to be done in MC/CC
Or EMT conduit)

CMRCD@AOL.com

Brite Lite Electric Company proposes to install the work as follows:

Demolition:

Remove and reroute the existing electrical wiring as necessary; salvage anything that it makes sense to re-use; properly dispose of the abandoned wiring.

Electric Service:

Remove the existing 100A electric service and panel.
Furnish and install a new 200A 250V single phase electric overhead service.
Furnish and install a new by-pass style exterior meter socket.
Furnish and install a new 200A 240V 40 space industrial grade circuit breaker panel. Properly split and balance the load; install the correct over-current protection and label the panel.

Install a #4 copper building ground along with an 8' supplemental ground rod.

Mechanical Wiring:

Wire for a new single zone gas furnace with central AC unit.

Wire for a gas hot water heater.

Wire for three bath fans; furnished and vented by the mechanical contractor.

Lighting:

Furnish and install three (3) emergency EXIT lights with double heads.

Furnish and install thirty-nine (39) 2x4 four lamp lay in style light fixtures complete with energy efficient lamps and electronic ballasts.

Switching:

Install six (6) 3/way switches.

Install five (5) single pole switches.

Receptacles:

Install three (3) duplex GFI receptacles.

Includes (12) duplex receptacles located as directed by the owners.

Appliances:

Wire for a refrigerator.

Wire for a freezer.

Wire for a dishwasher.

Wire for a gas range.

Install four (4) GFCI protected counter receptacles on a 20A circuit.

Wire for a gas suppression system.

Telephone/Cable:

Provide 2 Cat 6 telephone locations, and one RG6 Cable TV location.

Fire Alarm/Security

NIC (We work with excellent providers of these services, and can provide you with contact info if you need it.)

Permit:

Electric permit and inspection fees included.

Thank you!

Please call Dan or Jack if you have any questions or would like to schedule the project.

Seventeen thousand five hundred dollars...

All for the sum of:

\$17,500.00

Notice is hereby given that under Minnesota Law:

- "Any person or company supplying labor or materials for this improvement to your property may file for a lien against your property if that person or company is not paid for the contributions.
- You have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our contract price, or withhold the amount due them from us until 120 days after completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or Minnesota Statutes 514.011."

It is understood that there will be additional charges for labor and material for alterations or deviations from the above agreed terms of the contract. It is understood that Brite Lite Electric Co., Inc. can not be responsible for things beyond its control like strikes, accidents, or conditions of the building or ground that are not immediately visible. Unusual code compliance requirements, cost of removing pre-existing wiring or fixtures, or the

SAINT PAUL 651.774.0308 FAX 651.776.4718 MINNEAPOLIS 612.926.0308
2475 MAPLEWOOD DRIVE, SUITE 112, SAINT PAUL, MN 55109

LICENSED + BONDED + INSURED

Page 1 of 2

GTS HVAC, Inc.

4018 Joyce Lane
Brooklyn Center, MN 55429

Phone: 612-590-2765
Fax: 763-535-3181
Email: sales@gtshvac.com
www.gtshvac.com

Date	Proposal #
3/19/2011	1115

Name / Address
Rainbow Child Development Center Cheryl Mikel 1566 Thomas Ave St Paul, MN 55104

Ship To
605 Como Ave St Paul, MN 55117

Item	Description	Qty	Rate	Total
Rheem	Rheem 75,000 BTU RGRM Furnace	1	0.00	0.00
pads	Pads under furnace to prevent rusting	1	0.00	0.00
Removal & Dispo...	Removal & Disposal of existing Duct Work	1	0.00	0.00
PVC	PVC intake and exhaust	1	0.00	0.00
Thermostats	Thermostat: Digital and Programmable	1	0.00	0.00
Drain Line	New Drain Line	1	0.00	0.00
Bathroom Exhaust	2 Bathroom exhausts (fans by others)	2	0.00	0.00
Duct work	2 Complete Duct Systems for Existing Furnace and New Furnace	1	0.00	0.00
Standard Grilles ...	Standard Grilles & Registers		0.00	0.00
Start Up	Check, Test, & Start Up	1	0.00	0.00
Gas Work	Gas Pipe to New Furnace		0.00	0.00
Licensing & Perm...	License and Permit Fees for above work		0.00	0.00
Materials & Labor	for above work	1	25,623.00	25,623.00
Warranty	1 year parts & labor from date of install Manufacturers warranty applies after 1st year		0.00	0.00
Certifications	Certified DBE. WBE. SBE, TGB Union Company		0.00	0.00
Exclusions	Work before 6 a.m. and after 5 p.m. ; weekend work Roofing, Plumbing, Electrical work, Duct Insulation		0.00	0.00

50% due upon acceptance of proposal, next 50% due upon completion of our work.	Total	\$25,623.00
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*Proposal pricing good for 30 days

*Please sign and return above Proposal with 1st payment as acceptance of proposal

Signature _____



Creating Complete and Creative Solutions

Creative Play Area at the new Development Center at 605 Como Ave.

Location: Saint Paul, MN

Dated: 3/16/11

Price Quote

Create Construction is happy to present this proposal for a new landscaped play area at 605 Como Ave., Saint Paul, MN. The pricing is based upon the plans drawn for this project and pricing will be adjusted if alterations are needed. We are providing per piece pricing to allow for a selective bid process.

Create Construction's design process has considered many factors (attachment 1) in developing this plan, altering the selections may alter the factors that were considered.

Base Proposal

Asphalt and Base Removal	\$4,950.00
Fence Repair <i>estimate</i>	\$300.00
Install Fence	\$1,500.00
Filtration Fabric and Site Drainage	\$3,800.00
Painted Race Track	\$3,500.00
Concrete Curbing	\$6,000.00
Concrete Walks	\$1,500.00
Landscape Materials	\$5,500.00
Landscape Installation	\$5,500.00
Sod Installed	\$3,600.00

\$36,150.00

Alternates

choked hazards
Play Area Surfaces

Loose Rubber Fill	\$5,100.00
Sand Fill / Pea Gravel	\$3,700.00
Poured in Place Rubber Surface	\$17,000.00

** Safest for children*

origin proposed 1/2 sand, 1/2 rubber	\$4,400.00
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Creating Complete and Creative Solutions

Play Equipment including tax

Younger Kids

Little Digger	\$567.00
Embankment Slide	\$1,800.00
Spring Rider	\$1,088.64
Buried Bones	\$0.00
Single Bay Swing w/ Infant Seats	\$1,553.58

Older Kids

Synchro Pod Spinner	\$816.48
Moving Tunnels	\$1,695.33
Double Bay Swing no Infant Seats	\$2,500.47

Delivery of all play equipment	\$600.00
Installation of all play equipment	\$3,300.00

Rubber Mulch should not be stored or placed directly on or near asphalt. The petroleum distillates used in asphalt may adversely affect the pigmentation of the rubber mulch and cause a harmless "bleeding affect."

Loose Fill is not recommended for children 6 – 18 months in age.

Poured in place surface increases the opportunity for scratches and scrapes

Any playground products purchased require a down payment prior to ordering and a full payment upon delivery.

Progress payments will be requested, no more than 2 per month.

Parc Gunderson
Project Manager
Create Construction

Total: \$56,450

Cheryl Mikel

Objective

To relocate Rainbow Child Development Center from its currently location at 1566 Thomas Avenue to 605 Como Avenue in order to continue providing the highest standards of excellence in child development services to children and families in St. Paul.

Experience

August 1998-Present Rainbow Child Development Center St. Paul, MN

Director/Owner

- Founded Rainbow in 1998
- Provides quality child development services to children and families in the St. Paul community with a special focus on those families typically considered under-served.
- Neighborhood Development Center Entrepreneur of the Year 1998
- Neighborhood Development Center Community Impact Award 2004
- NAEYC Accredited September 30, 2009
- Neighborhood Development Center Paul and Sheila Wellstone Small Business of the Year 2010

1991-1998 HeadStart Maplewood, MN

Family Advocate

- Advocate for, work with and help strengthen low-income families by assisting in setting a meeting of academic and vocational goals
- Direct Family Service staff in obtaining parental commitment and assistance in planning and carrying out the objectives/activities of Head Start.
- Learn and uphold the regulations and performance standards for the Head Start and/or Early Head Start Program

1988-1991 Home Child Care St. Paul, MN

Child Care Provider

- Provided care for 14 children ages 6 weeks to 12 years
- Created lesson plans and activities appropriate for a mixed age group
- Upheld all licensing requirements and ensured health, safety, and nutrition of children in my care

Education

1996 Century College White Bear Lake, MN

Associate in Arts Degree

- Concentration in Child Development

References

References are available on request.

Maria Rose Mikel

PERMANENT

4550 Helmo Place
Oakdale, MN 55128
(612) 221-8910
maria.rose.mikel@gmail.com

OBJECTIVE To work with children and families in need of child development services with a special focus on business management, curriculum advisement, and training.

EDUCATION Marquette University, Milwaukee, WI
Bachelor of Business Administration, May 2010
Major in Marketing and Entrepreneurship

EXPERIENCE

RAINBOW CHILD DEVELOPMENT CENTER, Saint Paul, MN

Assistant Director, May 2010 -- Present

- Assist in daily operations of child care program
- Act as on-site coach for Minnesota Reading Corps
- Maintain Licensing Rule 3 and NAEYC standards at all times
- Plan and implement staff trainings at least monthly on a variety of child care topics

SEEDS TRAINER, St. Paul, MN

Trainer, August 2010 – Present

- Trained in the SEEDS of Early Literacy by Kate Horst (founder of the curriculum)
- Planned and implemented training sessions as well as follow-up coaching sessions and goal-setting
- Trained six staff members in SEEDS over the course of six months

RAINBOW CHILD DEVELOPMENT CENTER, Saint Paul, MN

National Association for the Education of Young Children (NAEYC) Consultant, May--September 2009

- Analyzed the Early Childhood Program Standards to reach NAEYCE Accreditation
- Identified both met and unmet criteria
- Developed written policies that aligned with NAEYC and implemented changes with staff and management
- Rainbow reached full accreditation in August 2009

DUECO/UELC Inc, Waukesha, WI

Marketing Intern, May 2008 –December 2008

- Managed Dueco Dollars promotional program, distributed promotional items to sales people
- Implemented Company E-Newsletter
- Managed Trade Show Program by attending local trade shows, created and sent materials and displays to sales team
- Designed and distributed Direct Mailings to customers
- Created new collateral for sales and marketing functions such as a customer follow-up program
- Updated Internal Sales Program including updated client information, prospective markets, and databases

ABBOTSFORD HALL, Milwaukee, WI

Desk Receptionist, August 2007 – May 2009

- Provided assistance to residents, guests, and staff
- Checked residents and guests into the building and promoted adherence to University safety and responsibility policy

RAINBOW CHILD DEVELOPMENT CENTER, St. Paul, MN

Office Assistant, 2001 – 2008

- Assisted with general managerial work such as book keeping, data entry, and filing
- Gathered information for licensing reports and financial aid applications
- Communicated with interested families including tours, information about facilities, policies, and enrollment processes
- Created brochures and other marketing collateral including short videos, parent handbooks, and event advertising

HONORS/ACTIVITIES

- Ignatius Scholarship Recipient (4 years)
- Alpha Phi Pan-Hellenic Sorority
 - Director of Continuous Open Bidding, 2007
 - Vice President of Member Recruitment, 2008-2010
- Big Brothers/Big Sisters volunteer, Fall 2007
- Girl Scouts Troop Leader, Spring 2008
- Business Administration Dean's List

SKILLS

- Proficient Windows and Mac OS X
- Mastery knowledge of Microsoft Office (Word, Excel, PowerPoint)
- Working knowledge of Adobe Photoshop, Illustrator and InDesign

Melissa McNeal

Objective

Involved in the business management and child development services of Rainbow Child Development Center including staff management, child record keeping, health and safety policy planning and implementation, and ensuring licensing requirements at all times.

Experience

October 2000-Present Rainbow Child Development Center St. Paul, MN

Center Manager

- Maintains standards of NAEYC and Minnesota DHS
- Coordinates with Director regarding hiring, training, evaluating and terminating staff. Develops training plans for the program staff.
- Food Manager Certified by the Minnesota Department of Health.
- Child record keeping and billing.

March 2003-June 2006 Genesis II for Families Minneapolis, MN

Child Care Assistant and Parent-Child Interaction Therapy Specialist

- Mentored teen parents to help them reach self-sufficiency and gain parenting skills
- Supervised children while parents attended classes
- Observed parent/child interaction and assessed parenting skills

September 1997- New Horizon Academy St. Paul, MN
October 2000

Toddler Teacher, Training to be Assistant Director

- Lead teacher in the toddler classroom.
- Responsible for lesson plans, program activities, and supervision of 21 toddlers.
- Assist Director in administrative work including updating files, child record keeping, and policy organization.

Education

Continuing Education

Century College, June 1995

- Child Development Careers
- Intro to Child Development

St. Paul Technical College, January 1999

- Child Safety, Health, and Nutrition
- Child Development Internship
- GPA: 3.5

Rasmussen, April 1999

- Child Care Specialist Certificate
- GPA: 3.97

March 8, 2011

City of St. Paul Star Board
25 W. 4th Street, Suite 1400
St. Paul, MN 55102

Dear Star Board,

I am writing in strong support of Rainbow Child Development Center's current application in front of the STAR Board.

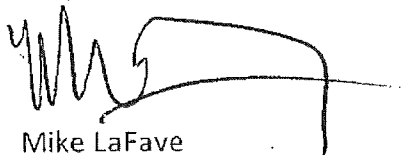
Rainbow Child Development Center, an alumni of NDC's entrepreneur training program, has been providing high quality child care in St. Paul since 1998. Rainbow's mission is to recognize each child's individuality and support it to be life-long learners. The Center has a strong track record of providing a safe, nurturing place for children to learn, play and grow and has a particularly strong commitment to serve low-income residents of the community. Rainbow currently provides care for 38 families, more than 85% of which qualify for childcare assistance from the County.

Owner Cheryl Mikel sets the tone at Rainbow. She is extremely involved in the community, volunteering on a variety of boards and committees, many of which are focused on improving the lives of families. She has assembled a diverse staff that speaks four different languages and whose longevity - more than 80% of the staff have been at Rainbow more than 2 years - speak to their commitment.

Rainbow has managed to achieve business viability while providing a critical neighborhood service for more than 10 years, and NDC was proud to recognize Cheryl Mikel and Rainbow Child Development as its Small Business of the Year in 2010.

We hope you look favorably upon their application. Please do not hesitate to contact me if you have any questions.

Respectfully submitted,



Mike LaFave
Vice President & Chief Operating Officer
Neighborhood Development Center

25



sparc

igniting community development

Kerry Antrim, Chair
Neighborhood STAR Board
c/o Michele Swanson
25 W. 4th Street Suite 1400
Saint Paul, MN 55102

March 30, 2011

Chair Antrim:

The Rainbow Child Development Center has been an asset to the St. Paul community for nearly 13 years. As a community-oriented organization, Sparc values Cheryl Mikel and Rainbow as a positive influence on this neighborhood's children and families.

Rainbow has impacted the lives of hundreds of children and families throughout the years by preparing children for kindergarten in a nurturing environment. Over 80% of Rainbow's children and families receive financial assistance through Minnesota's Child Care Assistance Program. Children in attendance at Rainbow are among the children who need quality childcare services the most. Rainbow has achieved the highest possible Parent Aware rating of 4 stars, which demonstrates the quality of their program.

Rainbow has the opportunity to move into its own building at this time. This would not only launch the business into a new phase of ownership and investment in the community, it would stabilize the jobs that the business provides. However, the building requires significant upgrades, and this project would not be possible without STAR support.

The proposed site, a former used car lot, has been vacant for about 5 years. This project would finally complete the significant renovation of the Como-Front-Dale intersection. Started about 7 years ago, the initiative has resulted in significant renovation of just about every building in this commercial node. The Rainbow project would complete this STAR-funded initiative.

It is our recommendation that the Neighborhood STAR program give great consideration to Rainbow's proposal in order to make their project financially feasible.

Sincerely,

Matthew Ides
Executive Director

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Rainbow Child Development Center

1566 Thomas Avenue
St. Paul MN, 55104
Phone 651 646 5272
Fax 651646 0459

Quality child care is a necessary industry that supports children in learning and growing as well as working parents or parents going to school. Rainbow Child Development Center has a long history of providing these types of quality child development services in the Hamline-Midway area of St. Paul and will continue to do so in the North End-Como neighborhood.

The proposed site is located at 605 Como and has been vacant for several years. The community will benefit from not only growing industry in the area but from an organization that supports the futures of children in St. Paul.

By signing my name to this letter, I am showing my support of Rainbow in pursuing funds through the Neighborhood STAR program in order to provide quality child development services to children and families in my community at the proposed location of 605 Como Avenue.

1. Name: LEANN JONES
Address: 605 CHATSWORTH AVE #5 ST PAUL MN 55104
2. Name: TABITHA JACKSON
Address: 48 WINTER STREET #4 ST PAUL MN 55103
3. Name: Lisa and Andy Zelinhas
Address: 1017 ARGYLE STREET ST PAUL MN 55103
4. Name: JOANNA FAILINGER
Address: 1425 NEWITT AVE ST PAUL MN 55104
5. Name: Yirgalem Milki
Address: 279 WESTERN AVE / ST PAUL MN 55103
6. Name: Freweini Gidey
Address: 611 LORIENT ST SAINT PAUL MN 55103
7. Name: Abel Haile and Shefa Seid
Address: 1378 WOODBRIDGE ST. ST PAUL MN 55117
8. Name: ROBERT BARROWS
Address: 403 JAMES AVE ST PAUL MN 55105

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1. Name: Vanessa Vinokurov
Address: 478 Hazel St N Apt #120 St Paul MN 55119
2. Name: Marea Perry
Address: 973 Carroll Ave St Paul MN 55104
3. Name: Alyssa Kriesel
Address: 412 Labore Rd Little Canada MN 55117
4. Name: Zak Brown, Keisha Saliman
Address: 1772 SARGENT AVE ST. PAUL MN 55105
5. Name: Hanna Melaku
Address: 279 Western Ave # J St. Paul MN 55103
6. Name: Shannon Anderson
Address: 1725 Thomas Ave # St Paul 55104
7. Name: Patrice Jones
Address: 313 Merman St Apt 3 St Paul MN 55102
8. Name: Sandra Vortouch
Address: 1200 Thomas Ave ST PAUL MN 55104

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1. Name: Melago Rosario
Address: 985 Rice St. St. Paul MN 55117
2. Name: 825 Seal St St Paul MN 55114
Address: Almaz Wubshet
3. Name: Peggy SERY
Address: 550 N Snelling Ave #302 St Paul MN 55104
4. Name: Erica Kalamu
Address: 2181 Hillside Ave St Paul MN 55119
5. Name: Sisyneth Angasa
Address: 295 Wester Ave N St Paul MN 55103
6. Name: Isabel Heatherston
Address: 2175 Hillside Ave St Paul MN 55119
7. Name: Paula McNeal
Address: 2227 Hillside Ave. St. Paul, MN 55119
8. Name: Addis Tsegaye
Address: 849 Rice St. St. Paul MN 55117

Google maps

Address 605 Como Ave
St Paul, MN 55117

Get Google Maps on your phone

Text the word "GMAPS" to 466453

correct billing zip code is 55103

